

46 Mount Street, Halesowen, B63 4NU



TOTAL FLOOR AREA: 696 sq.ft. (64.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 46 Mount Street, Halesowen



**Hicks Hadley**

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### "IDEAL FIRST TIME PURCHASE"

This property is for sale by Modern Method of Auction powered by iamsold LTD.

Situated within a well-established and highly convenient residential location, just a short walk from Halesowen Town Centre and its excellent range of amenities, this two-bedroom mid-terraced home presents an excellent opportunity for first-time buyers or investors alike.

Offering spacious accommodation with great potential, the property briefly comprises a welcoming front-facing lounge, a generously sized kitchen/diner, and an inner hallway providing access to the rear garden, along with a ground floor shower room. To the first floor are two well-proportioned bedrooms, with the second bedroom benefiting from an En-suite facility. Externally, the property enjoys a low-maintenance rear garden, ideal for ease of upkeep. Further benefits include double glazing and gas central heating throughout.

Early viewing is highly recommended to fully appreciate the potential this property has to offer.

**Guide Price £100,000 - Freehold**

**Hicks Hadley**



**Reception room one 11'9" x 11'9"max (3.58m x 3.58mmax)**

Double glazed window fitted to the front elevation, central heating radiator fitted to the side elevation, gas fire place fitted central with tiled surround.

**Kitchen/Diner 12'0" x 11'6" (3.66m x 3.51m)**

Double glazed window fitted to the rear elevation, one bowl stainless steel sink with drainer and mixer tap fitted, partially tiled walls, ample unit space available, radiator fitted to the side elevation

**Ground floor wetroom 7'4" x 6'2" (2.24m x 1.88m)**

Double glazed privacy window fitted to the side elevation, electric shower fitted, low flush w.c and sink fitted.

**Landing**

**Bedroom One 12'2"max x 12'0" (3.71mmax x 3.66m)**

Double glazed window fitted to the rear elevation, Combi(IDEAL) boiler wall mounted to the rear elevation, cupboard space with loft access in.

**En suite**

Walk in shower cubicle, electric shower fitted with glass shower screen, partially tiled walls along with low flush w.c and sink.

**Bedroom two 12'1" x 11'9" (3.68m x 3.58m)**

Double glazed window fitted to the front elevation, radiator fitted to the side elevation.

**External**

To the rear of the property sits a large slabbed area with timber beam flower beds.

**Agent Notes**

All main services are connected . ( Gas/ Electric / Water )

Broadband/Mobile coverage- please check on link [-//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

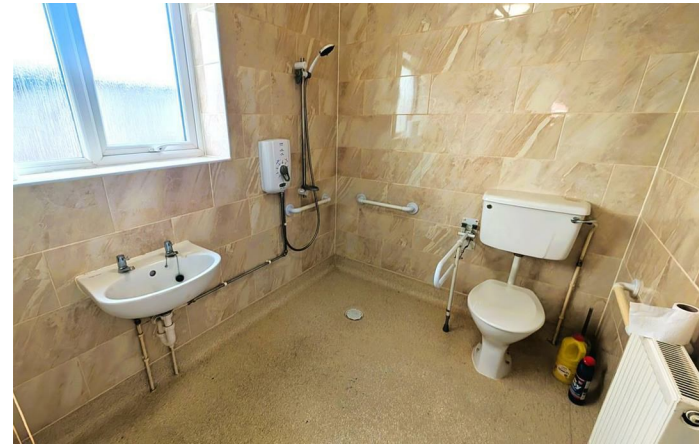
Council Tax Band :B

EPC :TBC

Tenure Information :FREEHOLD

Any other Material Facts :Traditional brick build, tiled and partially flat roof. All information provided by the vendor, Please confirm details with a chosen solicitor.

**Auctioneer Comments**



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the

purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

