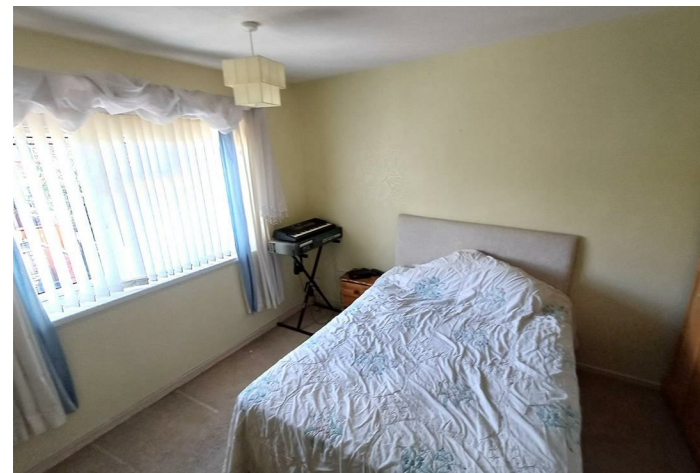


19 Cherry Orchard, Cradley Heath, B64 6RY



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Hicks Hadley

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****NO UPWARD CHAIN****

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

A three bedroom end of terrace property with corner plot in this most popular of locations; great for schools, transport links and all local amenities. The property briefly comprises: porch, entrance hall with large storage cupboard, spacious lounge/diner, fitted kitchen, three generously sized bedrooms and bathroom to first floor. The property further benefits from: gas central heating and front and rear gardens. VIEWING HIGHLY RECOMMENDED. EPC: TBA

Guide Price £145,000 - Freehold

Hicks Hadley



Porch

With double glazing to side and front elevation and obscured double glazed front door into:

Entrance Hall

With central heating radiator, storage cupboard, stairs to first floor and door into:

Spacious Lounge/Diner 22'7" x 11'11" (max) (6.886 x 3.644 (max))

With two central heating radiators, double glazing to front and rear elevation and door into:

Fitted Kitchen 11'3" x 8'4" (3.435 x 2.541)

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, integrated oven, gas hob with extractor over, plumbing for automatic washing machine, space for fridge, splash back tiling, storage cupboard, central heating radiator, double glazed window to rear elevation and double glazed door into garden.

Landing

with loft hatch, storage cupboard and doors into:

Bedroom One 12'0" x 10'7" (max) (3.658 x 3.243 (max))

With central heating radiator, integrated wardrobes and double glazed window to front elevation.

Bedroom Two 12'6" x 12'0" (max) (3.823 x 3.660 (max))

Bedroom Three 9'2" x 8'2" (max) (2.813 x 2.494 (max))
With central heating radiator, storage cupboard and double glazed window to front elevation.

Bathroom 8'1" x 5'7" (2.489 x 1.707)

Having bath with shower over, pedestal wash hand basin, low flush wc and obscured double glazed window to rear elevation.

Outside WC

With low flush wc, wall mounted wash hand basin and obscured double glazed window to side elevation.

Outside

Front: With paved path to front door and adjacent lawn.

Rear: Having block paved patio split between two levels, with lower level having outside wc and outside store and the upper level having a right hand gate to the side.

Agents Note

All main services are connected.

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

EPC: TBA

Tenure information: FREEHOLD

COUNCIL TAX BAND: B

Auctioneer Notes

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation



Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which



they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

