

12 Halesowen Road, Cradley Heath, B64 5NL



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



12 Halesowen Road, Cradley Heath



Hicks Hadley

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This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £215,000 + Reservation Fee

****SPACIOUS PROPERTY****

A supremely spacious, modern three bedroom end of terraced property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: entrance hall, downstairs wc, spacious lounge, refitted kitchen/diner, conservatory, three good sized bedrooms and modern bathroom with separate shower to first floor. The property further benefits from: long private rear garden, good sized block paved driveway, gas central heating, double glazing and large garage with utility section. A GREAT OPTION FOR UPSIZERS. EARLY VIEWING HIGHLY RECOMMENDED. EPC: D

Hicks Hadley

Guide Price £215,000 - Freehold



Entrance Hall

With double glazing to front and side elevation, and doors into:

Downstairs WC

With low flush wc, vanity wash hand basin and obscured double glazed circular window.

Spacious Lounge 17'3 x 15'9 (max) (5.26m x 4.80m (max))

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

Fitted Kitchen/Diner 22' x 9'1 (max) (6.71m x 2.77m (max))

Having matching wall and base units with worktops over to incorporate sink and drainer unit, integrated oven, gas hob, space for fridge freezer, plumbing for automatic washing machine, storage cupboard, door into garage and open access to:

Conservatory 14'11 x 7'1 (4.55m x 2.16m)

Having spotlights, double glazing to rear elevation and double glazed French doors into garden.

First Floor Landing

With loft hatch and doors into:

Bedroom One 14'1 x 9'3 (4.29m x 2.82m)

With central heating radiator and dual aspect double glazed windows to side and front elevation.

Bedroom Two 9'10 x 8'5 (3.00m x 2.57m)

With central heating radiator and double glazed window to rear elevation.

Bedroom Three 8'1 x 5'9 (2.46m x 1.75m)

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

Refitted Family Bathroom

Having corner bath, separate shower cubicle, low flush wc, vanity wash hand basin, heated towel rail, ceramic tiling and obscured double glazed window to rear elevation.

Garage/Utility 13'11 x 9'11 (max) (4.24m x 3.02m (max))

Having front entrance door, internal access door from kitchen/diner and utility area with wall and base units.

Outside

Front: With pathway to front door through a low maintenance gravelled area and adjacent block paved driveway leading to garage entrance door.

Rear: With patio

Agents Note

We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: D

Council Tax Band: C

All mains 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)

Auctioneer Notes

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance



(subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

