

2 Kiniths Way, Halesowen, B62 9HJ



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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## 2 Kiniths Way, Halesowen



**Hicks Hadley**

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**\*\*FOR SALE BY MODERN METHOD OF AUCTION powered by Iamsold Ltd\*\***  
**\*\*MODERNISED REFITTED KITCHEN\*\***

A superbly presented three bedroom semi-detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: entrance hall, spacious lounge/sitting room, refitted modern 'L' shape kitchen/diner, three good sized bedrooms and shower room to first floor. The property further benefits from: long private rear garden, gas central heating and driveway. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION.** EPC: TBA

**Hicks Hadley**

**Guide Price £265,000 - Freehold**



#### Entrance Hall

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

#### Spacious Lounge/Sitting Room 26'3" x 9'10" (max) (8.00m x 3.00m (max))

With fireplace, gas fire and central heating radiator.

#### Refitted Modern 'L' Shaped Kitchen/Diner 17'3" x 14'8" (max) (5.271 x 4.49 (max))

Having matching wall and base units with worktops over to incorporate single drainer sink unit, plumbing for automatic washing machine, integrated oven, gas hob, extractor chimney over, spotlights, double glazing to side and rear elevation and double glazed French doors into garden.

#### Landing

With double glazed window to side elevation and doors into:

#### Bedroom One 13'10" x 9'10" (max) (4.22 x 3.017 (max))

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

#### Bedroom Two 14'4" x 9'10" (max) (4.377 x 3.013 (max))

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

#### Bedroom Three 9'9" x 5'4" (2.98 x 1.637)

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

#### Shower Room 8'1" x 5'3" (2.476 x 1.61)

Having walk in shower, vanity wash hand basin, low flush wc, central heating radiator and obscured double glazed window to rear elevation.

#### Outside

Front: With impressive driveway leading to front door and side access.

Rear: With large patio leading to long lawn.

#### Agents Note

COUNCIL TAX BAND: C

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

EPC: TBA

All mains services are connected.

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

#### 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.

