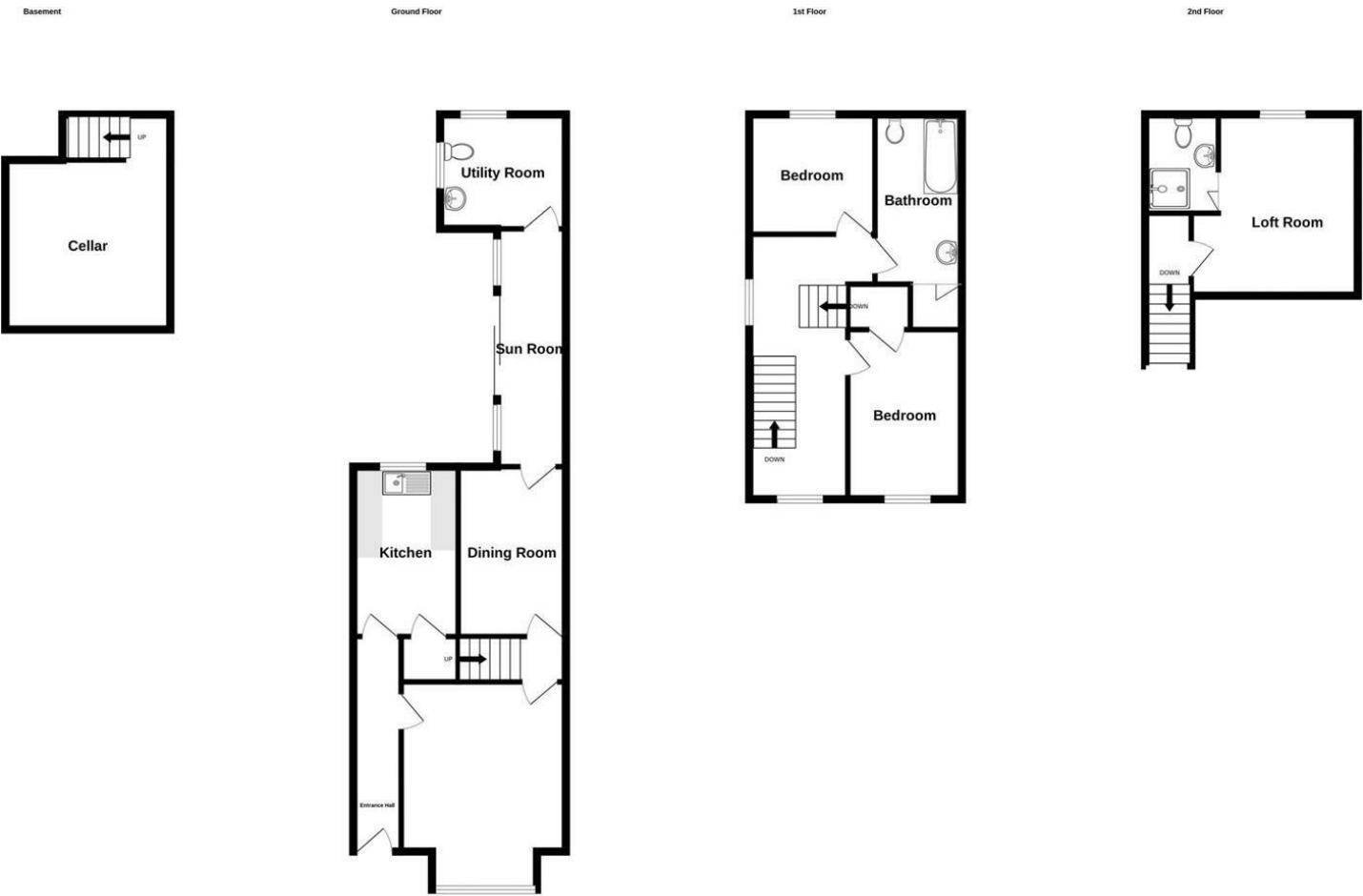


9 Tenterfields, Halesowen, B63 3LH



Measurements are approximate. Not to scale. Illustrative purposes only
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9 Tenterfields, Halesowen



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

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****OFFERING NO UPWARD CHAIN** **EXCITING OPPORTUNITY****

Hicks Hadley welcome to the market this three bedroom detached property featuring a large rear garden, off road parking and a garage. This home has huge potential and is situation in a popular location. This property briefly comprises:An entrance hallway, a reception room,kitchen, dining room, utility room and sun room giving great family space. On the first floor sits two double bedrooms and a great size family bathroom, On the second floor sits a great size bedroom with a walk in shower room. The property further benefits from a ground floor w/c and cellar space. **EARLY VIEWING RECOMMENDED CALL THE OFFICE TODAY TO ARRANGE YOURS 0121 585 6667.**

Guide Price £240,000 - Freehold

Hicks Hadley



Entrance hallway 15'2x2'8 (4.62mx0.81m)
Composite front door with Glazed panel fitted. Access to kitchen and lounge. With gas central heating radiator to inside elevation.

Lounge 12'2x11'2 (3.71mx3.40m)
With Window to the front elevation and radiator to front elevation and gas fire with surround feature.

Dining room 12'2x7'4 (3.71mx2.24m)
With radiator to inside elevation wall.

Kitchen 12'2x7'0 (3.71mx2.13m)
Having space for a washer, dryer and under counter fridge freezer. Large cupboard space and radiator to side elevation.

Summer room
Having sliding glazed doors to rear garden and access to the utility/w.c and radiator to side elevation.

Utility/w.c 9'4x8'1 (2.84mx2.46m)
Having windows to side and rear elevation. Appliance space, toilet fitted and sink with unit space built in and radiator to side wall.

First floor Landing
Having window to front and side elevation and radiator to front elevation.

Bedroom Two 12'2x7'9 (3.71mx2.36m)
Having radiator to the front elevation and built in cupboard space.

Family Bathroom
Partially tiled with bath fitted with shower head, toilet and sink fitted and Large cupboard space housing a baxi boiler. Having an obscured window to the rear elevation and radiator fitted to side elevation.

Bedroom Three 8'5x9'4 (2.57mx2.84m)
Having a window and radiator fitted to the front elevation.

Second floor Landing
Having windows to the front and side elevation and a radiator to the front elevation.

Bedroom One 10'9x12'9 (3.28mx3.89m)
Having a window and radiator to the rear elevation.

En Suite shower room 6'11x5'4 (2.11mx1.63m)
Having electric heater fitted, electric shower fitted and

Garage 26'2x10'1 (7.98mx3.07m)
Having an access door from the garden and windows to side and rear elevation.

Agents Note
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:C

Tenure Information: Freehold

Any Other Material Facts:

All information provided by the vendor please confirm all details with a chosen solicitor.

Auctioneer comments
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.

