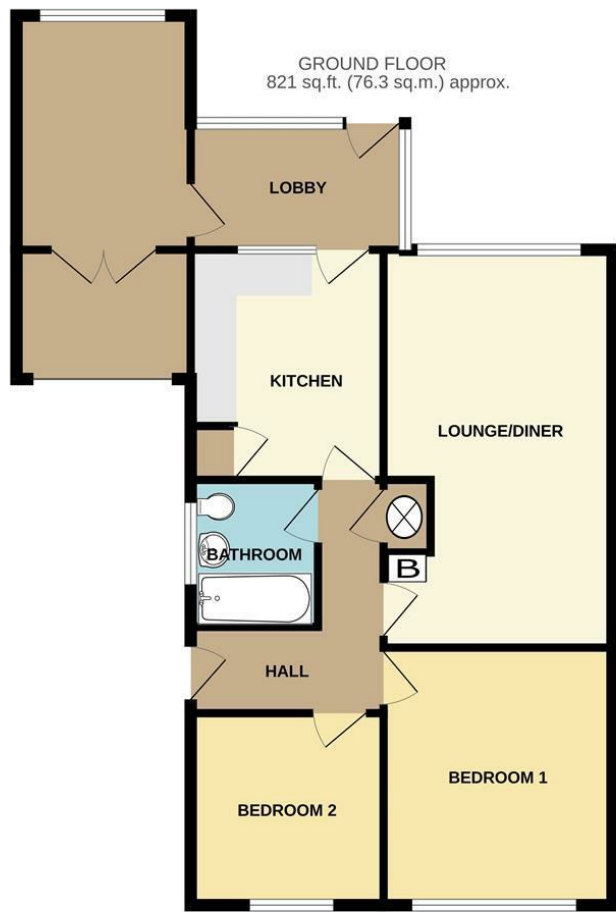


12 Glenwood Close, Brierley Hill, DY5 2NW



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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12 Glenwood Close, Brierley Hill

Hicks Hadley

**13 Hagley Road
Halesowen
West Midlands
B63 4PU**

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

****NO UPWARD CHAIN** **IDEAL FOR INVESTORS****

This property is for sale by Modern Method of Auction powered by Iamsold LTD. A superb opportunity to acquire this two bedroom bungalow requiring modernisation in the most popular of locations for schools, transport links and all local amenities; ideally situated at the end of the cul-de-sac. The property briefly comprises: entrance hall, kitchen, spacious lounge, two double bedrooms and bathroom. The property further benefits from: generously sized front and rear gardens, carport and long driveway, garage and lean to. VIEWING HIGHLY RECOMMENDED. EPC: TBA

Guide Price £175,000 - Freehold

Hicks Hadley

Entrance Hall

With doors into:

Spacious Lounge 18'9" x 10'9" (5.718 x 3.301)

With feature fireplace and window to rear elevation.

Kitchen 10'4" x 9'0" (3.170 x 2.75)

Having wall and base units, single drainer sink unit, cooker point, storage cupboard, space for fridge freezer and access into lean to.

Bedroom One 9'0" x 8'7" (2.759 x 2.628)

With window to front elevation.

Bedroom Two 12'2" x 10'9" (3.717 x 3.30)

With window to front elevation.

Bathroom 6'6" x 5'11" (1.992 x 1.812)

With bath, low flush wc, pedestal wash hand basin, splash back tiling and obscured window to side elevation.

Lean To 10'1" x 5'10" (3.088 x 1.789)

With windows to side and rear elevation, door into garden and door into:

Garage

With up and over front entrance door.

Outside

Front: With shrubbery and land to either side of the long driveway leading to front door access and garage entrance.

Rear: With patio and large garden area.

Agents Note

COUNCIL TAX BAND: B

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

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)

EPC: TBA

Auctioneers Note

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