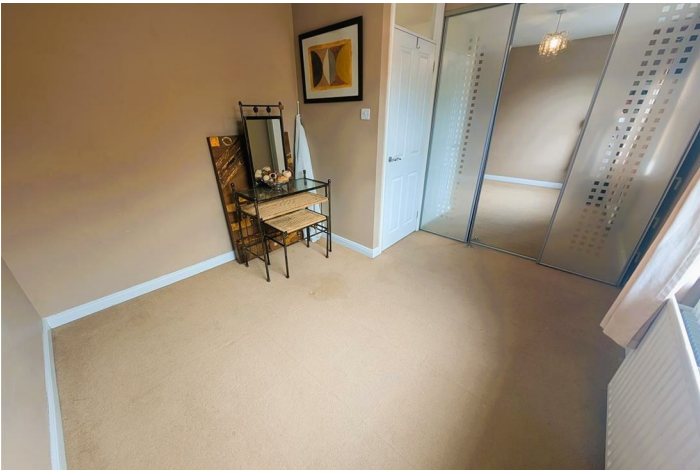


8 Fairmile Road, Halesowen, B63 3QJ



8 Fairmile Road, Halesowen



Hicks Hadley

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

 0121 585 66 67

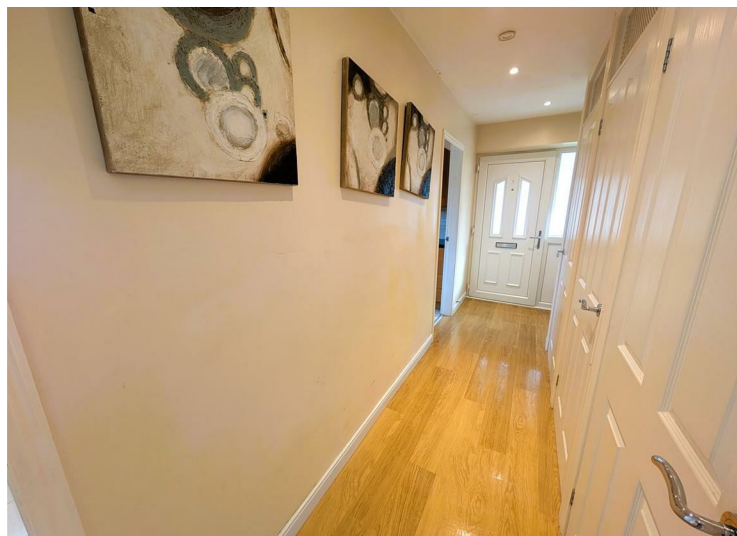
 sales@hickshadley.com

 <https://www.hickshadley.com>

****No upward chain / vacant possession****
This property is for sale by Traditional Auction powered by iamsold LTD.
A beautifully presented two-bedroom first floor apartment, ideally situated on a highly sought-after development with excellent local amenities and transport links nearby.
The property offers well-appointed accommodation comprising a welcoming entrance hallway, a contemporary fitted kitchen complete with integrated appliances including a dishwasher, washing machine, fridge and freezer, and a spacious living room with ample space for both lounge and dining areas.
There are two generous double bedrooms, both benefiting from fitted wardrobes, along with a modern bathroom fitted with a shower.
Further features include gas central heating, double glazing, and the added benefit of a garage.

Guide Price £99,000 - Leasehold

Hicks Hadley



Entrance hallway 19'4" x 4'8"max (5.89m x 1.42mmax)
Composite front door fitted with privacy glazing fitted to the side panel, Two radiators fitted to the inside elevation, Five spot lights fitted and ample storage space available, Hatch with pull down ladder to boarded loft space, housing Worcester Bosch combi boiler.

Kitchen 9'7" x 7'4" (2.92m x 2.24m)
Double glazed window fitted to the rear elevation, one and a half bowl sink with mixer tap fitted, ample oak style unit space available with integrated dishwasher, washer/dryer and under counter fridge and freezer, partially tiled walls, (Bosch) double oven fitted with five ring gas hob and stainless steel extractor fan above.

Lounge/Diner 15'9" x 12'8" (4.80m x 3.86m)
Double glazed window fitted to the front elevation, Focal Point balanced flue gas fire place with surround.

Bedroom one 12'9" x 9'8" (3.89m x 2.95m)
Double glazed window fitted to the front elevation, Fitted wardrobe space, Radiator fitted to the front elevation.

Bedroom two 12'8" x 9'8" (3.86m x 2.95m)
Double glazed window and radiator fitted to the side elevation, built in sliding wardrobe space.

Bathroom
Privacy glazed window fitted to the rear elevation, Modern P-shaped bath fitted with mixer tap and electric shower over head, with glass shower screen, sink fitted with built in vanity unit and mixer tap, low flush w.c, radiator fitted to the inside elevation, partially tiled walls.

Garage
Up and over garage door fitted.

Agent notes
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 :B

EPC :D

Tenure Information :Leasehold

Any other Material Facts :Traditional brick and block build with tiled roof, All information has been provided by the vendor. Please confirm all details with a chosen solicitor.



Auctioneer comments

This property is for sale by Traditional 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

Vendors Comments

'Leasehold -42 years 3 months remaining (short lease). Cash buyer/investment appeal (most lenders require longer leases). Favourable terms: Fixed low Ground rent-£25 per year., no fixed annual service charge (costs for works shared as required). Ideal rental (current potential £900-£950 pcm). Safety certificates available in legal pack.

Buyer should verify all the above details with their solicitor. EPC D - Potential for EPC C - see certificate for recommended improvements

All four walls are detached for enhanced privacy and seclusion.

