

4 Ashtree Road, Cradley Heath, B64 5PL



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Hicks Hadley

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



0121 585 66 67



sales@hickshadley.com



<https://www.hickshadley.com>

****GREAT OPTION FOR INVESTORS****

BEING SOLD THROUGH IAMSOLD LTD; MODERN METHOD OF AUCTION

A spacious three bedroom mid terraced property in this popular location for schools, transport links and all local amenities. The property briefly comprises: spacious lounge, inner lobby, dining room, modernised rear lobby, fitted kitchen, modern downstairs 'L' shaped shower room, landing and three good sized bedrooms to first floor. The property further benefits from: long private rear garden and gas central heating. CURRENTLY TENANTED. PLEASE CALL US ON 0121 585 6667 TO BOOK IN NOW. EPC: D

Guide Price £110,000 - Freehold

Hicks Hadley



Dining Room 12'1" x 11'2" (3.69 x 3.421)
With double glazed window to front elevation.

Inner Lobby
With storage cupboard and access into:

Spacious Lounge 12'5" x 12'0" (3.788 x 3.661)
With central heating radiator, stairs to first floor and access into:

Rear Lobby
With modern vertical central heating radiator, ceramic tiling, door into garden, double glazed window to side elevation and access into:

Fitted Kitchen 12'11" x 7'11" (3.953 x 2.429)
Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, plumbing for automatic washing machine, space for fridge freezer, integrated oven, gas hob, extractor over, space for further appliance, spotlights, Worcester boiler and access into:

Modern 'L' Shaped Shower Room 8'9" x 7'11" (max) (2.677 x 2.433 (max))
With walk in shower, low flush wc, pedestal wash hand basin, ceramic tiling, spotlights and obscured double glazed window to rear elevation.

Bedroom One 12'5" x 11'11" (3.8 x 3.649)
With central heating radiator and double glazed window to rear elevation.

Bedroom Two 8'4" x 7'4" (2.546 x 2.26)
With central heating radiator and double glazed window to front elevation.

Bedroom Three 11'3" x 7'3" (3.447 x 2.228)
With storage cupboard and double glazed window to front elevation.

Outside
Front: With access from pavement.

Rear: With patio area and lawn beyond.

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

COUNCIL TAX BAND: A

All main services are connected.

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

EPC: D

Auctioneer Note



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.

