

105 New England, Halesowen, B62 9EQ



TOTAL FLOOR AREA: 809 sq.ft. (75.1 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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105 New England, Halesowen



Hicks Hadley

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****NO UPWARD CHAIN** **FOR SALE BY MODERN METHOD OF AUCTION powered by Iamsold Ltd****

A great option to purchase a two bedroom semi-detached property requiring some modernisation in this most popular of cul-de-sac locations for schools, transport links and all local amenities. The property briefly comprises: two spacious reception rooms, fitted kitchen, rear lobby, downstairs bathroom and two double bedrooms to first floor. The property further benefits from well kept rear garden and double glazing. **VIEWING HIGHLY RECOMMENDED.** EPC: D

Guide Price £140,000 - Freehold

Hicks Hadley



Spacious Lounge 13'3" x 11'2" (4.04 x 3.417)
 With obscured double glazed front door, central heating radiator, gas fire, double glazed window to front elevation and door into:

Inner Lobby
 With door into cellarette store and open access into:

Dining Room 13'3" x 11'2" (4.04 x 3.417)
 With gas fire, central heating radiator, stairs to first floor and door into:

Fitted Kitchen 13'7" x 7'6" (4.15 x 2.3)
 Having matching wall and base units with worktops over to incorporate single drainer sink unit, plumbing for automatic washing machine, cooker point, space for fridge freezer, double glazed window to side elevation and door into:



Rear Lobby
 With storage cupboard, double glazed door into garden and door into:

Bathroom 7'9" x 6'2" (2.367 x 1.9)
 Having panel bath, shower over, shower screen, pedestal wash hand basin, low flush wc, central heating radiator, ceramic tiling and obscured double glazed window to rear elevation.

Landing
 With doors into:

Bedroom One 13'0" x 11'4" (3.975 x 3.46)
 With built in furniture to include wardrobes, storage cupboard with loft hatch, central heating radiator and double glazed window to rear elevation.

Bedroom Two 12'7" x 10'9" (3.854 x 3.3)
 With central heating radiator and double glazed window to front elevation.



Outside
 Front: With access to front door from pavement.

Rear: Having pathway to paved patio area (gate to the right providing access across the neighbouring property subject to the deed terms) and further pathway to the rear with adjacent lawn and shrubbery.

Agents Note
 All main services are connected.

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:

Tenure information: FREEHOLD

COUNCIL TAX BAND: A

Auctioneer Notes
 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.

