



**116 Broadway Avenue**  
**Halesowen, B63 4RD**

**Auction Guide £210,000**



## Property Description

\*\*\*FOR SALE VIA MODERN ONLINE AUCTION: Starting bids from £210,000.00 plus reservation fee\*\*\*

A fantastic opportunity to purchase this THREE BEDROOM SEMI-DETACHED property, in a popular B63 location requiring refurbishment throughout.

Benefitting from off road parking to the front and an integral garage, the property is briefly comprising of; porch, through lounge dining room, rear extension, fitted kitchen, three bedrooms, separate WC and house bathroom.

To the rear is a well maintained, enclosed garden mainly laid to lawn. Available to view immediately. EPC - TBA / CT Band - C

## Approach

Concrete slabbed sloping driveway offering off road parking for one large vehicle. Access to side of the property, integral garage and front door access. Front gardens available mainly laid to lawn.

## Entrance Porch

Window to side. Door into:

## Through Lounge Dining Room

Window to front. Door to stairs leading to first floor accommodation. Security alarm system controls at the bottom of the stairs. Electric fire installed with marble surround. Coving. Sliding door to rear extension and door into kitchen.

## Rear Extension

Windows to rear. Access to rear garden via side door. Door into kitchen.

## Fitted Kitchen

A range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, freestanding gas cooker with fitted extractor hood built over, recess for a tall fridge freezer freestanding and plumbing for a washer. Window to rear. Partly tiled walls and tiled flooring.

## Landing

Window to side. Loft access available. Built in storage and doors leading to all upstairs rooms.

## Bedroom One

Window to rear. Built in fitted wardrobes.

## Bedroom Two

Window to front.

## Bedroom Three

Window to front.

## Separate WC

Window to rear. Low level flush WC installed.

## House Bathroom

Two piece bathroom suite comprising; paneled bath with electric shower fixed over and a pedestal wash hand basin. Partly tiled walls. Window to rear.

## Rear of the Property

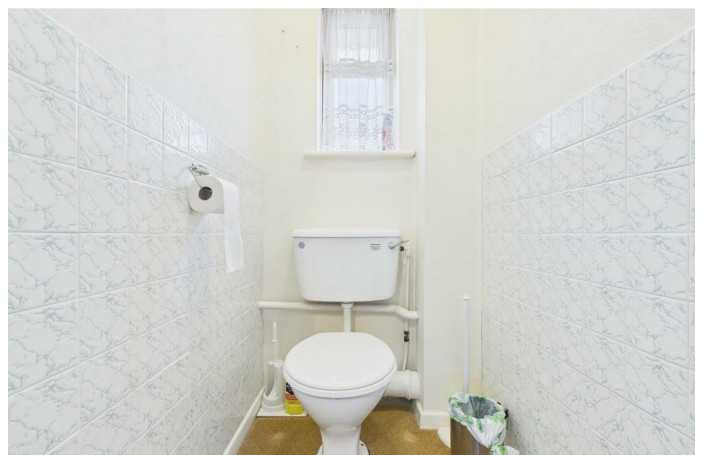
Garden mainly laid to lawn with shrubbery on its borders. Slabbed pathway leading to shed and offering small dining patio area.

## Integral Garage

Housing boiler and meters on wall. Up and over door to front only.

## Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.



### Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

### Modern Method Auction

#### Starting Bid and Reserve Price

\*Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is powered by IAM Sold.

#### Auctioneer's Comments

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 56 days to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the Buyer pays a non-refundable Buyer Reservation Fee of 4.50% including VAT of the purchase price. This is subject to a minimum amount of £6,600.00 including VAT. The Buyer will consider the Reservation Fee within the total amount they wish to pay for the property. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by iam-sold Ltd. Reservation Fee is in addition to the final negotiated selling price.

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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
97 m<sup>2</sup>  
1045 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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