



**17 Middlefield Gardens**  
Halesowen, B62 9QH

**Auction Guide £65,000**



## Property Description

**\*\*\*FOR SALE VIA MODERN ONLINE AUCTION: Starting bids from £75,000.00 plus reservation fee\*\*\*CASH BUYERS ONLY\*\*\***

We're pleased to present this **TWO DOUBLE BEDROOM, FIRST FLOOR FLAT**, situated in a popular B62 postcode close to local amenities and benefitting from frequent transport links nearby.

Benefitting from communal parking to the rear of the development and a garage situated in a separate block, and briefly comprising of; first floor landing, entrance hallway, spacious lounge, fitted kitchen, inner hallway, two double bedrooms and a refitted wet room.

Well maintained communal gardens are situated around the development and the property is requiring some minor refurbishment throughout. EPC - D / CT Band - B

### First Floor Landing

The development is entered into via communal access and internal stairs lead up to the first floor landing. Access then available to three flats only, including no. 17.

### Entrance Hallway

Coving. Built in storage available and built in recess. Door into:

### Spacious Lounge

Coving. Windows to side. Doors into fitted kitchen and inner hallway.

### Fitted Kitchen

Coving. Vinyl Flooring. Window to side. A range of eye and low-level units incorporating: 1 sink and drainer unit, plumbing for a washer and recesses for several other under counter freestanding appliances.

### Inner Hallway

Built in recess available. Doors into refitted wet room and two double bedrooms.

### Refitted Wet Room

Window to side. Low level flush WC, wash hand basin and electric shower unit installed.

### Bedroom One

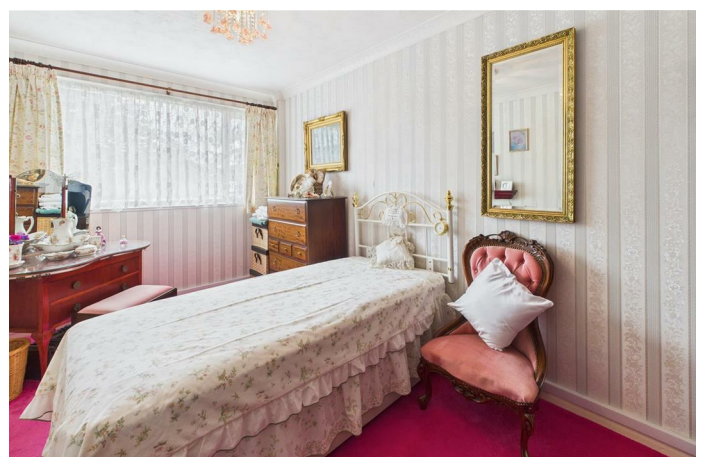
Window to side. Built in storage available housing combi boiler.

### Bedroom Two

Window to side.

### Garage

Located in a separate block within walking distance to the development. Communal parking access via Hurst Green Road.





## Leasehold

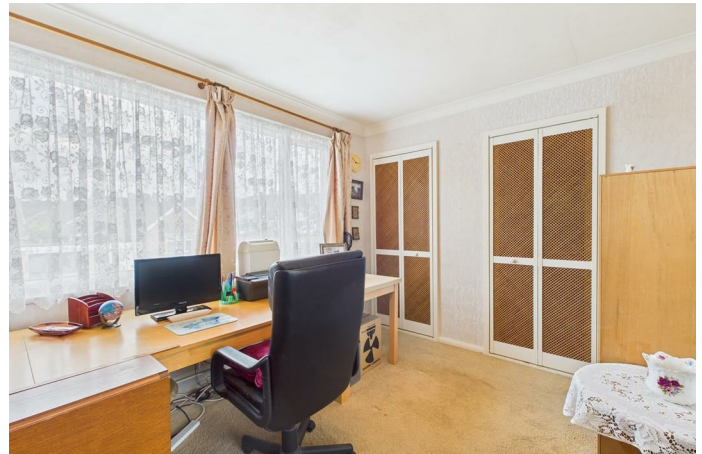
We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents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

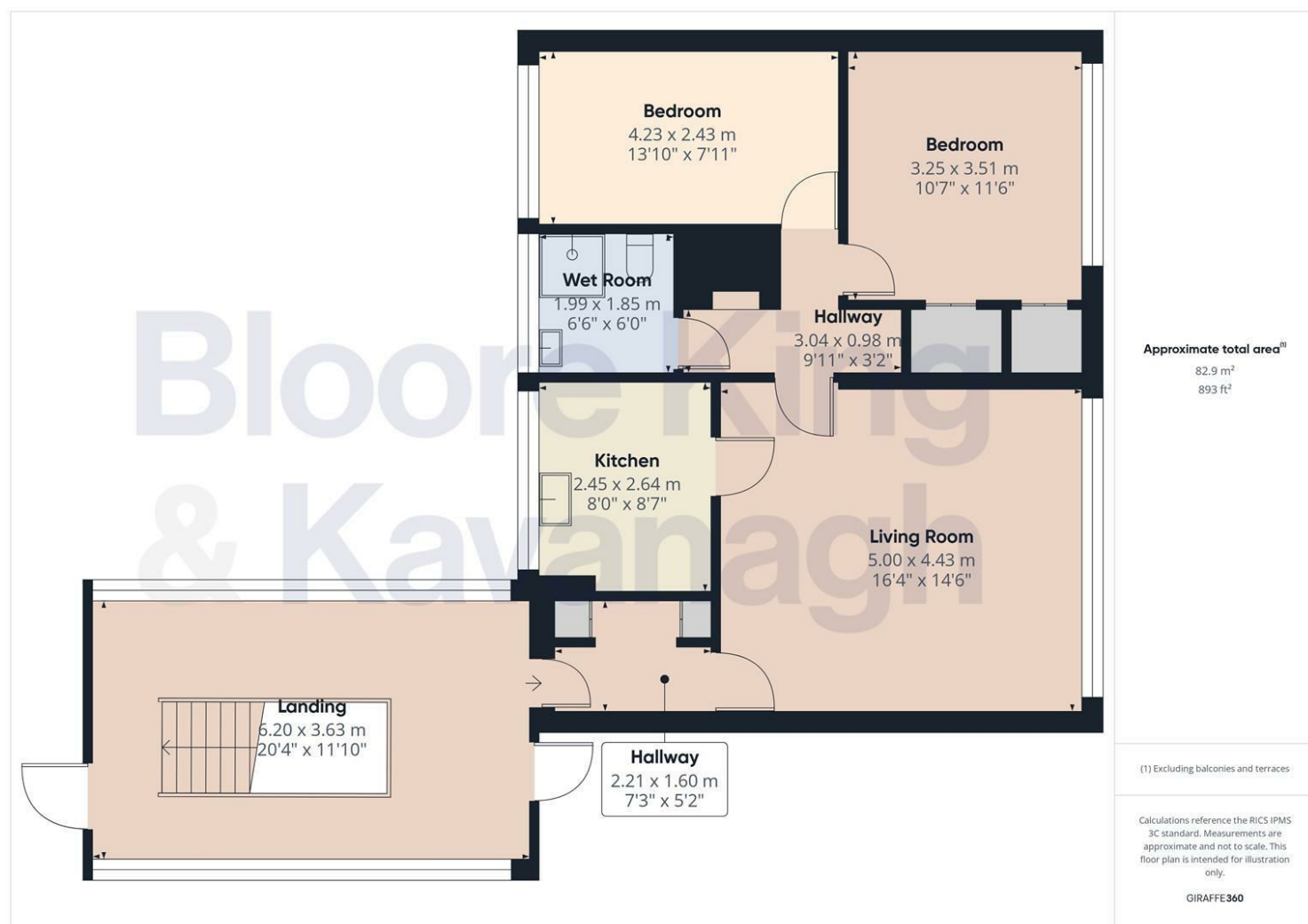
## Lease Information

Lease length: Owner has advised 35 years remaining on lease but no official documentation yet to support this.  
Ground rent: £20.00 chargeable per annum.  
Service charge: £1,180.00 chargeable per annum.  
£940.00 charged 1/2 yearly.

## 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.





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