



23 Nimmings Road
Halesowen, B62 9JH

By Auction £115,000

Approach

On street parking to front. Front door access and side access via shared entry available.

Front Reception Room

4.50m x 3.66m (14'9" x 12'0")

Bay window to front with front door access available.

Coving. Door into:

Inner Hallway

Stairs leading to first floor accommodation.

Rear Reception Room

4.18m x 3.64m (13'8" x 11'11")

Window to rear. Door into under stairs cellar (capped off).

Coving. Door leading into:

Utility Area

2.11m x 1.85m (6'11" x 6'0")

Access to rear via side door. Plumbing for a washer.

Kitchen

2.95m x 2.75m (9'8" x 9'0")

Window to side. Low level units installed incorporating: 1 1/2 stainless steel sink and drainer unit and recess for a freestanding cooker. Housing combi boiler on side wall.

Door into:

Downstairs Bathroom

1.47m x 2.97m (4'9" x 9'8")

Window to side. Three piece suite comprising; paneled bath with mixer shower attachment over, pedestal wash hand basin and low level flush WC.

Landing

Access to all three bedrooms.

Bedroom One

4.05m x 3.59m wp (13'3" x 11'9" wp)

Window to rear. Built in over stairs store with loft access available.

Bedroom Two

3.66m x 3.60m wp (12'0" x 11'9" wp)

Window to front.

Bedroom Three

3.76m x 2.13m (12'4" x 6'11")

Window to front.

Rear of Property

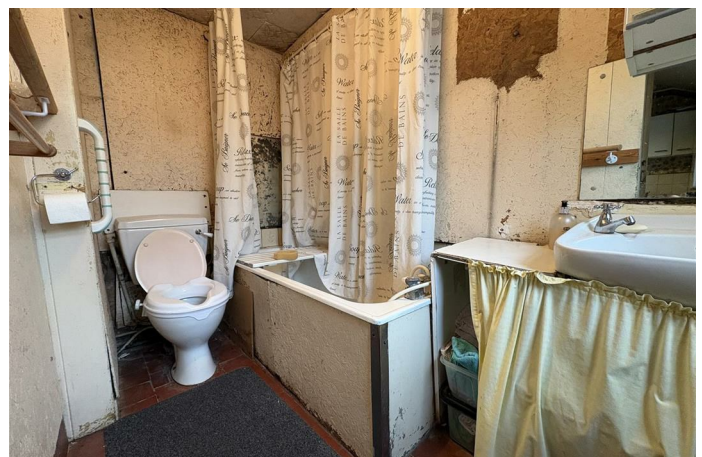
Slabbed pathway leading down to the main garden mainly laid to lawn. Side access to the property available via shared side entry.

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.

Modern Method Auction

Starting Bid and Reserve Price

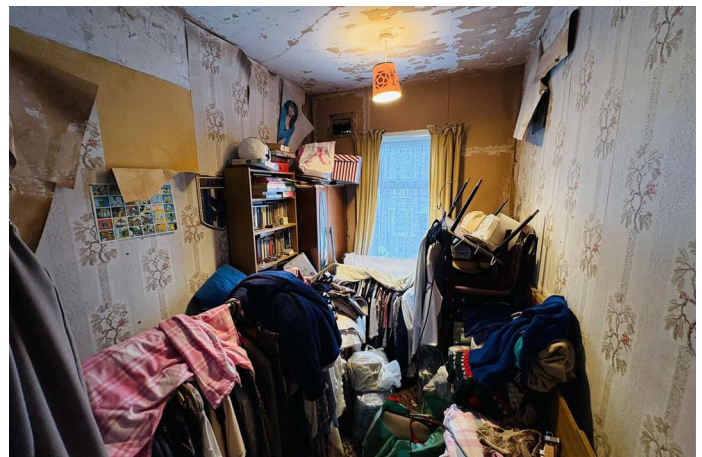


*Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is powered by IAM Sold.

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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.

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