



# Bloore King & Kavanagh

Sales & Lettings



**18 Saddlers Close**  
Halesowen, B63 2DG

**Auction Guide £175,000**

## Halesowen General

Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre.

The main Bus Terminal operates a direct service to Birmingham City and surrounding areas, and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network.

Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education.

The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

## Entrance Hall

Stairs leading to first floor accommodation. Doors leading to fitted kitchen, downstairs Wc and lounge.

## Fitted Kitchen

2.74m x 2.18m (8'11" x 7'1")

A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integrated electric oven/grill with a four ring gas hob and extractor over, plumbing for a washer and recess for a fridge freezer. Window to front.

## Downstairs Wc

1.51m x 1.05m (4'11" x 3'5" )

Low level flush and pedestal wash hand basin installed. Window to front.

## Lounge

4.26m x 4.21m (13'11" x 13'9" )

Electric fire installed with surround. Window to rear and access via sliding door to conservatory.

## Conservatory

3.53m x 2.26m (11'6" x 7'4" )

French patio doors offering access to rear. Windows to side and front. Tiled throughout.

## Landing

Doors leading to all upstairs rooms.

## Bedroom One

3.63m x 3.27m (11'10" x 10'8" )

Windows to front. Built in wardrobes.

## Bedroom Two

3.73m x 2.20m (12'2" x 7'2" )

Window to rear.

## Bathroom

1.95m x 1.93m (6'4" x 6'3" )

Three piece bathroom suite comprising; low level flush installed, pedestal wash hand basin and bath with electric shower installed over. Window to rear.

## Outside

FRONT: Laid to gravel. Off road parking via driveway for two cars comfortably. Side access available.

REAR: Laid to concrete on entry and then mainly laid to lawn. Small stepping stone pathway leading to rear of the garden where a shed is installed and a smaller decking patio area.

## 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.

### 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.

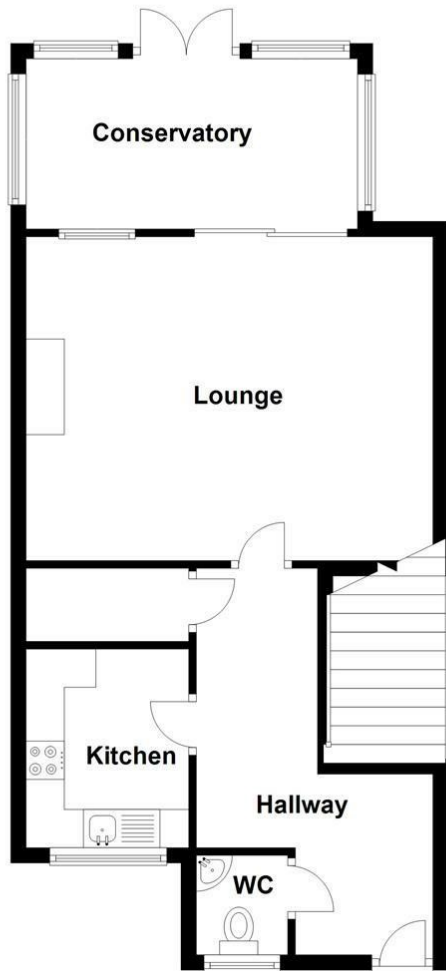
**REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the clients permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175

### Brochure Declaration

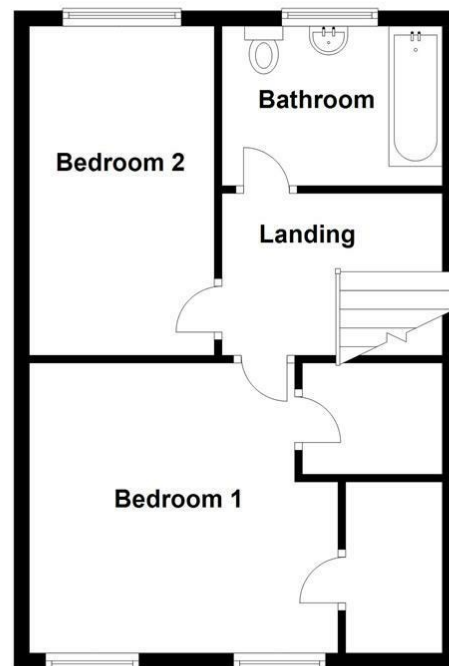
**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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.



### Ground Floor



### First Floor



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