

**AP MORGAN**



**Woodman Road, Halesowen, West Midlands**  
Guide Price £130,000

### Features:

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- Two bedroom
- Loft room
- Three reception rooms
- Cellar
- Garage & driveway

### Description:

Introducing this fantastic opportunity to purchase a 1900s terrace home with two bedrooms and a loft room, three reception rooms, and a driveway and garage.

Located within a cul-de-sac 1 mile from Halesowen town centre, 1.9 miles from Leasowes Park for popular walks. For commuters, there is easy access to the M5 with transport links into Birmingham City centre.

Inside, the layout comprises three reception rooms, one of which has access to the rear garden, access to the cellar and first floor, a kitchen, and a bathroom. Upstairs there are two good-sized bedrooms and a wet room. Moving further upstairs is a loft room.

Outside to the front of the property, there is a garage, outbuilding, and driveway with electric opposite the property. There is also a garden to the rear.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (jamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



**Details:**

**Reception Room** 11'11" x 11'8" (3.63m x 3.56m)

**Reception Room** 13' x 11'8" (3.96m x 3.56m)

**Dining Room** 7'4" x 7'7" (2.24m x 2.3m)

**Kitchen** 9'8" x 9'5" (2.95m x 2.87m)

**Bathroom** 4'6" x 9'6" (1.37m x 2.9m)

**Cellar** 11'5" x 11'1" (3.48m x 3.38m)

**Master Bedroom** 11'11" x 14'10" (3.63m x 4.52m)

**Bedroom Two** 13' x 8'11" (max) (3.96m x 2.72m (max))

**Wet Room** 5'11" x 7'9" (1.8m x 2.36m)

**Loft Room** 18'11" x 14'10" (5.77m x 4.52m)



**EPC Rating:** E

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

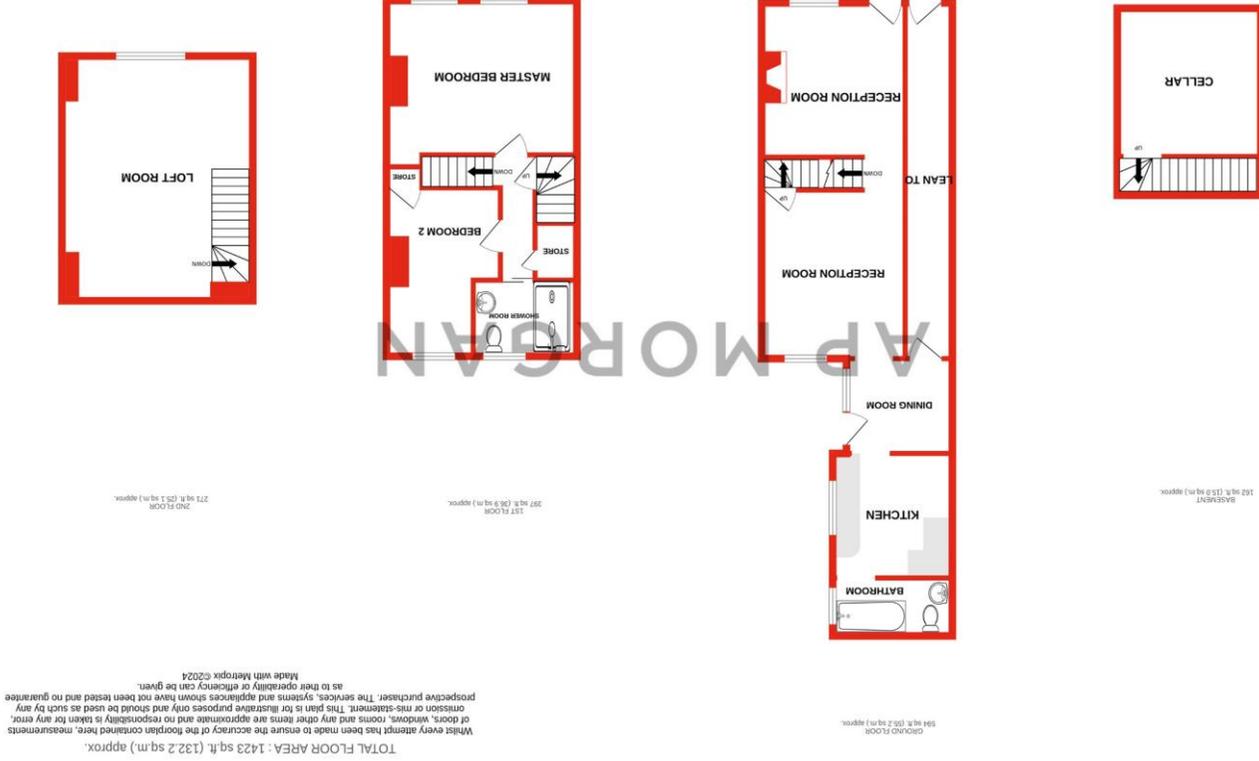
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



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