



20 Grange Road
Halesowen,
West Midlands B63 3EE
Auction Guide £300,000

...doing things differently



Offered for sale VIA MODERN METHOD OF AUCTION and with NO ONWARD CHAIN!!

Lex Allan Grove are pleased to offer for sale this spacious 2/3 bed detached Bungalow in the heart of Halesowen. Grange Road finds itself sat on a generous plot with a large rear garden presenting great future potential, in close proximity to the town centre, and near to great transport links.

The layout in brief comprises of entrance porch, spacious hallway with store cupboard with trap door leading down to cellar and crawl space, breakfast kitchen with pantry and side access porch, large rear facing lounge with patio doors leading out to rear, dining room that can be used as bedroom 3, good sized main bedroom, second bedroom, separate shower room and w.c. Externally is ample off road parking for 3 vehicles, garage access and a further side access gate to rear. At the rear of the property is a large rear garden that is tiered down away from the property and heading down to the lawned area with further decked seating area. AF 9/4/24 V2 EPC=D







Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway, giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty. Leasowes Park is thought to be one of the first natural landscaped gardens in England. Certain areas of the town have retained a certain number of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after primary and secondary schools. Whilst Halesowen no longer has a train station of its own, the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

Approach

Via driveway with parking for two vehicles giving access to garage, side gate access to rear, paved garden area with steps leading to front door.

Porch

Sliding double glazed door, internal single glazed unit to front room, tiled flooring.

Entrance hall

Timber framed single glazed front door, ceiling light point, central heating radiator, wood effect laminate flooring.

Dining room 9'6" x 12'1" max into bay (2.9 x 3.7 max into bay)

This room has the potential of being a third bedroom and has timber framed double glazed bay window, central heating radiator, wall mounted lighting.

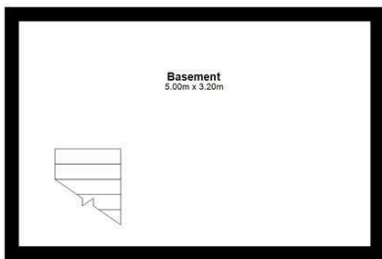
Bedroom two 8'10" x 9'6" (2.7 x 2.9)

Central ceiling light, double glazed unit to side, central heating radiator.



Ground Floor
Approx. 93.3 sq. metres

Basement
Approx. 16.0 sq. metres



Total area: approx. 109.3 sq. metres

Bedroom one 13'1" x 9'6" (4.0 x 2.9)

Double glazed window to rear with views overlooking rear garden, wall mounted lighting, central heating radiator.

Shower room 5'6" x 8'2" (1.7 x 2.5)

Double glazed window to front, access to separate w.c., ceiling light point, tiled walls, shower cubicle, wash hand basin, central heating radiator, boiler cupboard to side.

Separate w.c.

Double glazed window to front, ceiling light point, vent, tiled walls, low level w.c., vinyl flooring.

Lounge 18'0" x 10'9" (5.5 x 3.3)

Two double glazed windows, double glazed French doors and further double glazed windows to either side, ceiling light point, gas fireplace, central heating radiator.

Store cupboard

Located off the hall having trap door leading down to cellar.

Kitchen 11'1" max 7'6" min x 13'9" max 7'6" min (3.4 max 2.3 min x 4.2 max 2.3 min)

Aluminium double glazed window to front and side, ceiling light point, range of wall and base units with stone effect work top, breakfast bar seating area, one and a half bowl sink and drainer, four ring gas hob with extractor, built in double oven with microwave, dishwasher, central heating radiator, large pantry with internal window, storage unit and tiled flooring.

Side porch

Located at the side of the kitchen with storage shelves, timber framed door and access to side and rear of property.

Impressive rear garden

With large paved seating area near to property, decked steps leading to first paved area, further steps leading to a crazy paved second area which had a previous pound and flower borders to side, further steps to second crazy paved area with mature borders left and right leading to a mature rear garden which slopes away to rear of the property where there is a second raised decking area, additional space to side of garden for a shed. The garden also provides access to front and provides access to the rear of the garage.

Cellar 18'4" x 11'1" (5.6 x 3.4)

Located under the lounge of the property. lighting and additional access to storage under the hallway with a crawl space going under the property.

Garage 7'10" x 15'8" (2.4 x 4.8)

Electric up and over door, rear access door to garden and ceiling light.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is D

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with

the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Auction

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, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. which secures the transaction and takes the property off the market. 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. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000.00 including VAT 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000.00 including VAT. which secures the transaction and takes the property off the market. 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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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