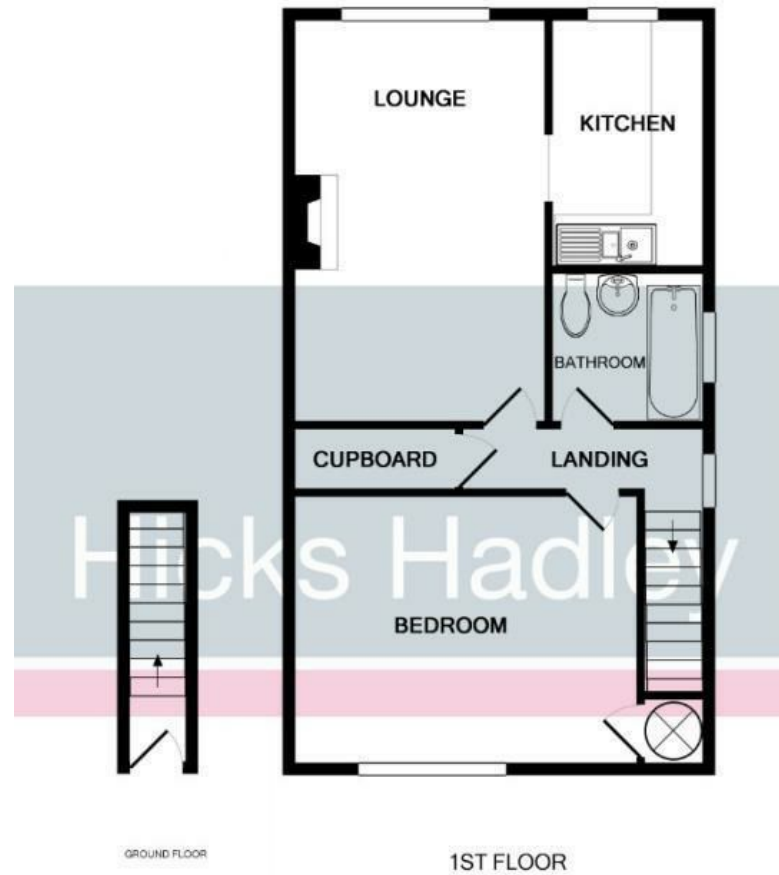


31 Hamilton Avenue, Halesowen, B62 8SG



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2018



31 Hamilton Avenue, Halesowen

Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

****TENANT TO BE PAYING £600PCM FROM 26TH JULY 2025****

This property is for sale by Traditional Auction powered by iamsold LTD - Starting Bid £80,000 Plus Reservation Fee

Modern one bedroom, first floor maisonette style apartment on the popular Abbeyfield's Estate; excellently located for schools, transport links and all local amenities. The property briefly comprises: entrance hall, spacious lounge, fitted kitchen, bathroom and double bedroom. The property further benefits from a private garden at the rear. SUPERB OPPORTUNITY FOR INVESTORS. EPC: E

Guide Price £80,000 - Leasehold

Hicks Hadley



Entrance Hall

With stairs to first floor, loft hatch, storage cupboard and doors into:

Spacious Lounge 16'3 x 10' (max) (4.95m x 3.05m (max))

With double glazed window and door into:

Fitted Kitchen 9'4 x 6'4 (max) (2.84m x 1.93m (max))

With a range of units to incorporate single drainer sink unit, space for cooker and double glazed window.

Double Bedroom 13'8 x 10'9 (max) (4.17m x 3.28m (max))

With electric heater and double glazed window.



Garden

Private garden accessible at the rear.

Garage

Located in a separate block.

Agents Note

Council Tax Band: A

EPC: E

We have been informed that the property is leasehold. We have been informed that the lease length is approximately 54 years.

We have been informed that the property has a peppercorn ground rent of £27.50 per quarter.

All main services connected apart from gas.

Broadband/Mobile coverage- please check on link- [link- //checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Auctioneer Comments

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including

VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Referral Arrangement:

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will

be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.