



8 Valley Road
Halesowen,
West Midlands B62 9RR
Auction Guide £210,000

...doing things differently

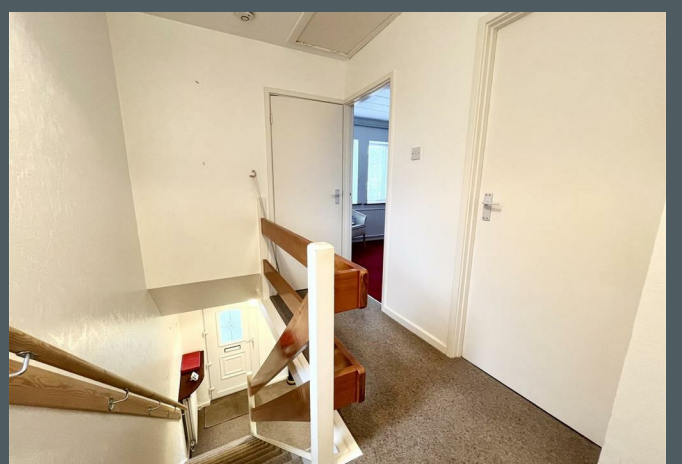
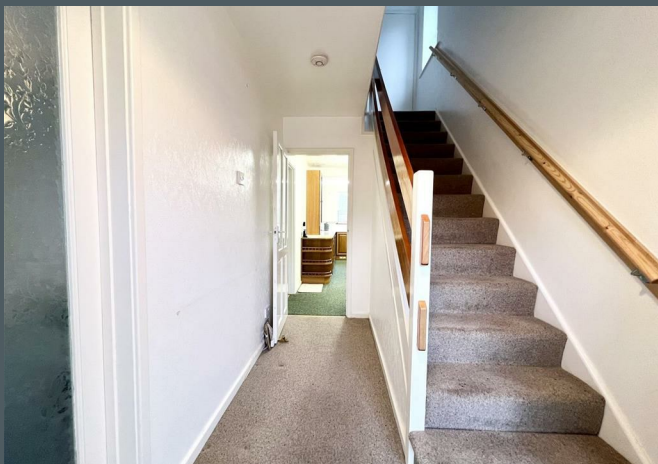


***Offered for Sale Via Modern Method of Auction with No Onward Chain!! ***

Located in the very sought after Valley Road, this extended three bed semi detached family home finds itself well located good local schools, great transport links, and good local shops. The layout in brief comprises of spacious entrance hall with stairs leading to first floor, a large dual aspect lounge and dining area with patio doors leading out to rear garden, an extended kitchen with pantry, and access to the side store and garage.

Heading upstairs is a pleasant landing with loft access, two well proportioned double bedrooms, a third single bedroom, and the house bathroom. with separate w.c. Externally the property offers ample off road parking to frontage with mature front garden and small lawned area. at the rear of the property is a good sized garden with slabbed seating area, established pond a second seating, vegetable patch, and greenhouse. Viewing is highly advised. AF 2/10/24 V5 EPC=C







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 tarmac driveway, front garden with lawned area surrounded by mature borders.

Hallway

Double glazed front door, ceiling light point, smoke alarm, stairs to first floor accommodation, central heating radiator.

Lounge diner 20'4" max x 11'5" max (6.2 max x 3.5 max)

Dual aspect with double glazed window to front and patio door to rear, two ceiling light points, central heating radiator.

Extended breakfast kitchen 11'5" max x 17'8" max (3.5 max x 5.4 max)

Two double glazed windows to rear, ceiling light point, range of wall and base units, one and a half bowl sink and drainer, space for cooker, access to pantry.





First floor landing

Double glazed window to side, ceiling light point, loft access.

Bedroom one 11'9" x 10'9" (3.6 x 3.3)

Double glazed window to front, two ceiling light points, central heating radiator.

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

Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobe.

Bedroom three 6'2" x 5'10" (1.9 x 1.8)

Double glazed window to front, ceiling light point, central heating radiator.

Bathroom

Double glazed window, ceiling light point, heated towel radiator, tiled walls, shower cubicle, wash hand basin, vinyl flooring.

Separate w.c.

Double glazed window to side, ceiling light point, low level flush w.c., vinyl flooring.

Garage 7'2" x 13'9" (2.2 x 4.2)

Up and over door, ceiling light point, central heating boiler.

Rear garden

Slabbed seating area, lawned area with pond, second seating area, vegetable patch, greenhouse and space for shed.

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 C

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

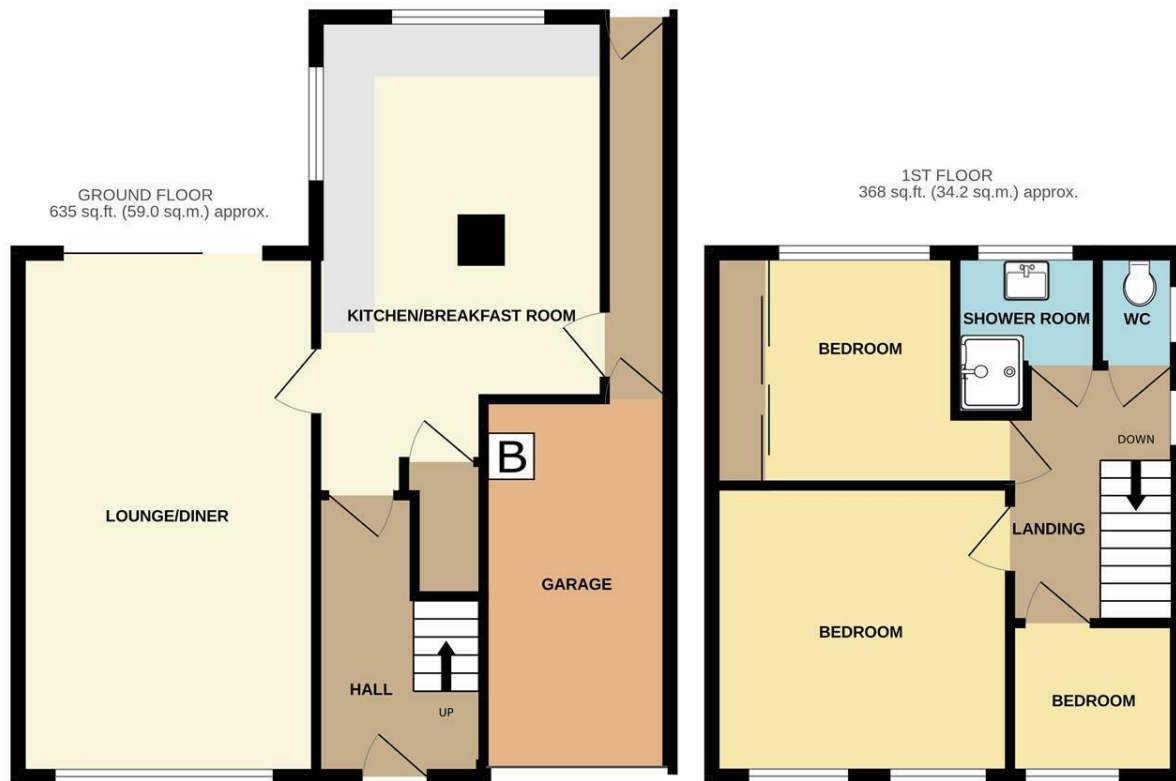
Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that 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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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.

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.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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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**Lex Allan
Grove**

local knowledge exceptional service