



32 Cherry Tree Lane
Halesowen,
West Midlands B63 1DU
Auction Guide £215,000

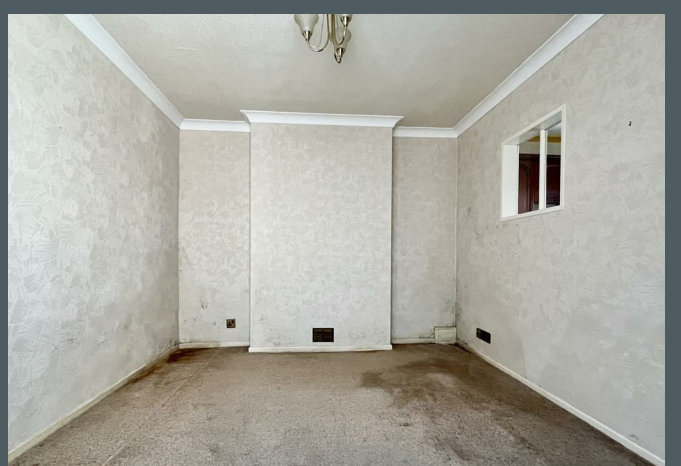
...doing things differently



BEING SOLD VIA MODERN METHOD OF AUCTION.

Offering vacant possession and no upward chain this superb two bedroom detached home is situated in a quiet cul de sac location but in easy reach of great local amenities. The property comprises of having an entrance hall, two reception rooms, downstairs w.c., kitchen with utility off, two bedrooms and family bathroom. To the outside the property further offers from having off road parking for multiple vehicles and a garden to the rear. The property also benefits from having double glazing where specified and gas central heating. JE V2 11/09/2024. EPC=F







Approach

Via block paved driveway, raised plant bed borders, double glazed sliding door to porch, double glazed door to utility.

Porch

Double glazed door to entrance hall.

Entrance hall

Coving to ceiling, central heating radiator, stairs rising to first floor accommodation, door to downstairs w.c.

Reception room one 10'2" min 12'1" max into bay x 11'5" max 10'5" min (3.1 min 3.7 max into bay x 3.5 max 3.2 min)

Double glazed bay window to front, coving to ceiling, central heating radiator, feature fireplace.

Reception room two 11'1" max 10'5" min x 10'2" (3.4 max 3.2 min x 3.1)

Double glazed window to side, central heating radiator, coving to ceiling, window to kitchen.

Downstairs w.c.

Double glazed obscured window to side, tiled walls, wall mounted wash hand basin, low level flush w.c.

Kitchen 11'1" x 6'6" (3.4 x 2.0)

Coving to ceiling, double glazed window to rear, central heating radiator, matching wall and base units, complementary toll top surfaces over, splashbacks, plumbing for washing machine, one and a half bowl sink with mixer tap and drainer, four ring gas hob, cooker with oven and grill.

Utility 14'9" x 4'7" (4.5 x 1.4)

Tiled floor, matching wall and base units, complementary surfaces over, double glazed window to rear, double glazed panelled door to side.











First floor landing

Coving to ceiling, access to loft space, doors radiating to:

Bedroom one 10'5" x 10'5" max including wardrobes (3.2 x 3.2 max including wardrobes)

Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes and drawers.

Bedroom two 10'9" max including wardrobes x 10'5" (3.3 max including wardrobes x 3.2)

Double glazed window to side, central heating radiator, coving to ceiling, fitted wardrobes.

Bathroom

Spotlights and coving to ceiling, tow double glazed obscured windows to rear, part tiled walls, low level flush w.c., wash hand basin unit with storage beneath, shower cubicle, panelled bath and central heating radiator.

Rear garden

Slabbed patio area, pathway to rear, lawn, mature shrubbery and plant beds, shed to rear, fence panel boundary.

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



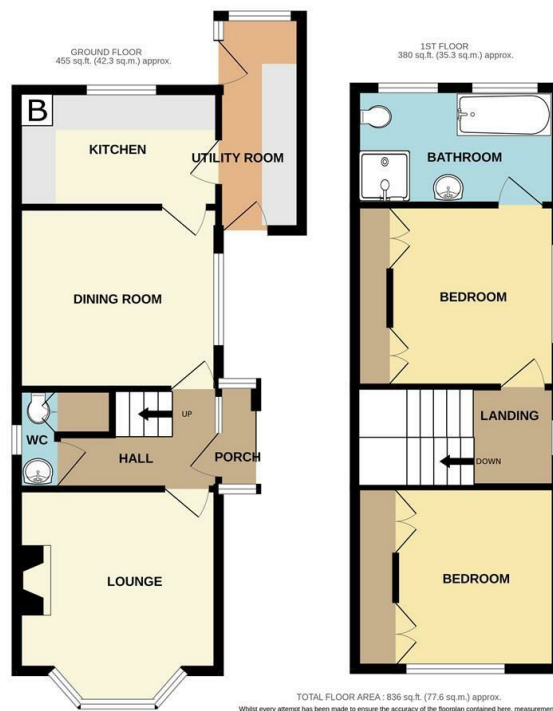
to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected 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 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 4.5% 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.



TOTAL FLOOR AREA : 836 sq.ft. (77.6 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 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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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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Grove**

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