



30 Haden Road
Cradley Heath,
West Midlands B64 6ER
Auction Guide £120,000

...doing things differently

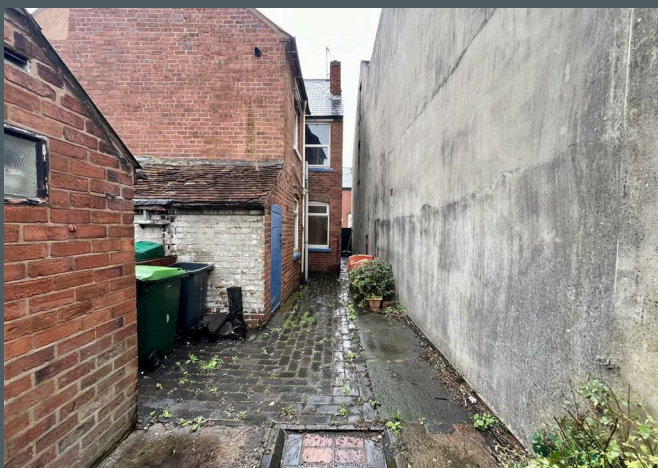


Being sold via modern method of auction and Offered for sale with NO ONWARD CHAIN! a Great opportunity for investors. A well proportioned two bed terraced property. Ideally placed for great transport links, good access to local shops and amenities, and popular local schooling.

the layout in brief comprises a front facing reception room, an inner hallway with door way access to cellar, a rear reception room, and a rear facing kitchen. Heading upstairs is a pleasant landing, two good sized double bedrooms, and the house bathroom.

Externally the property offers a good sized garden with outbuildings. AF 17/9/24 V1 EPC=E







Approach

Via pathway to front door, small fore garden with brick wall to front.

Entrance hall

Double glazed front door with double glazed inserts, double glazed frosted glass above.

Front reception room 11'9" max x 12'1" (3.6 max x 3.7)

Double glazed window to front, ceiling light point, ceiling rose, decorative coving, picture rail, feature fireplace, central heating radiator, wood effect vinyl flooring.

Inner hallway

Providing access to cellar.

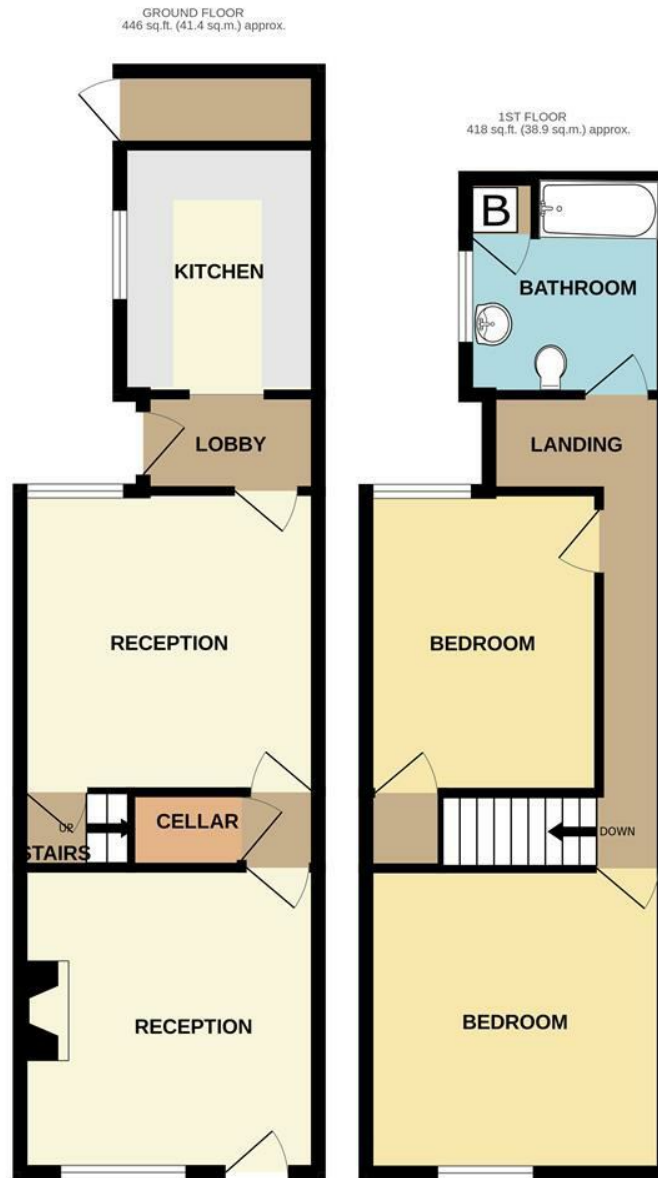
Cellar 11'9" x 11'9" (3.6 x 3.6)

Rear reception room 12'1" x 12'5" (3.7 x 3.8)

Double glazed window to rear, ceiling light point, central heating radiator, wood effect vinyl flooring. Access to kitchen and stairs to first floor accommodation

Rear lobby

Ceiling light point, central heating radiator, wooden door to rear garden, quarry tiled flooring.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 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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Kitchen 7'10" x 9'10" (2.4 x 3.0)

Double glazed window to side, ceiling light point, range of wall and base units with stone effect work top, stainless steel sink and drainer, four ring gas hob, electric oven, space for washer dryer, space for fridge freezer.

First floor landing

Storage cabinet, ceiling light point, access to:

Bedroom one 12'1" x 12'1" (3.7 x 3.7)

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

Bedroom two 9'2" x 11'9" (2.8 x 3.6)

Double glazed window to rear, ceiling light point, decorative coving, built in wardrobe/storage cupboard with access hatch to loft space, central heating radiator.

Bathroom

Double glazed window to side, ceiling light point, shower over bath with tiled surround, storage cupboard, low level w.c., wash hand basin with cabinet beneath, central heating radiator.

Rear garden

Side access to front, block paved area, coal shed, external w.c., brick wall with further garden area beyond.

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 A

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.

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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