

Grove.

FIND YOUR HOME



47 Hanley Close
Halesowen,
West Midlands
B63 4DS

Auction Guide £300,000



Being sold via modern method of auction, this detached house on Hanley Close, Halesowen, presents an opportunity for families and individuals. For those with vehicles, the property boasts parking for two vehicles, providing ease and accessibility. The surrounding area is known for its friendly community and local amenities, making it a desirable location for anyone looking to settle down.

The property comprises of front porch, hall, main reception room, kitchen-diner, utility and downstairs w.c.. Upstairs are three reception rooms and a family bathroom. The rear offers a lower and upper garden and outside lodge converted from the garage - it is advised to speak to an agent regarding this before proceeding.

This house in Halesowen is certainly worth considering. Do not miss the chance to make this lovely property your own. JH 27/05/2025 V2 EPC=D







Approach

Via tarmacadam driveway leading to double glazed front door leading into entrance porch.

Entrance porch

Double glazed windows to surround and obscured stained glass door into reception hall.

Reception hall

Coving to ceiling, central heating radiator, under stairs storage, stairs to first floor accommodation, double doors into reception room, door to utility.

Reception room 24'7" x 7'10" min 10'9" max (7.5 x 2.4 min 3.3 max)

Double glazed window to front, coving to ceiling, central heating radiator, double glazed French doors to rear, double opening doors to kitchen diner.

Kitchen diner 16'0" x 3'11" min 12'1" max (4.9 x 1.2 min 3.7 max)

The dining area has central heating radiator and double glazed window to rear.

Kitchen area 8'10" x 8'6" min 15'1" max (2.7 x 2.6 min 4.6 max)

Double glazed door to rear with double glazed windows to either side, central heating radiator, matching wall and base units with square top surface over, one and a half bowl sink with mixer tap and drainer, Range Master oven, gas hob, integrated fridge freezer, integrated freezer, integrated dishwasher.









Utility 5'6" x 5'6" (1.7 x 1.7)

Double glazed door to rear, matching wall and base units with roll top surface over, space for washing machine, central heating radiator, door to downstairs w.c.

Downstairs w.c.

Low level w.c., cupboard housing central heating boiler, wash hand basin with mixer tap and splashback tiling to walls, vertical central heating towel rail.

First floor landing

Loft access with steps, doors radiating to bedrooms and bathroom and coving to ceiling.

Bedroom one 10'2" x 9'10" (3.1 x 3.0)

Double glazed window to front, vertical central heating radiator.

Bedroom two 10'2" x 10'9" (3.1 x 3.3)

Double glazed window to rear, central heating radiator.

Bedroom three 5'2" x 6'10" (1.6 x 2.1)

Double glazed window to front.

Family bathroom

Double glazed obscured window to rear, vanity unit incorporating wash hand basin and w.c., bath with telephone hand held shower attachment over, vertical central heating radiator.

Garden lodge/garage conversion 15'1" x 9'6" (4.6 x 2.9)

Double glazed door leading into the kitchen living area with double glazed window to front and one to the side, matching high gloss wall and base units, roll top wood effect surface over, space for washing machine, integrated oven, induction hob, extractor fan, integrated microwave, space for fridge freezer, central heating radiator, entrance to the lounge area. Stairs leading down to lower floor.

Lounge area 15'1" x 9'6" (4.6 x 2.9)

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

Lower floor bedroom 13'5" x 15'8" (4.1 x 4.8)

From stairs to lower floor, there is a double glazed door to rear garden, double glazed window to rear, coving to ceiling, central heating radiator, door to en-suite.

En-suite

Bath with shower over, w.c., vanity wash hand basin.

Rear garden

Top patio with steps down to lower patio area and lawn area. In this area there is a part built games room.

AGENTS NOTE

We have been advised by the owner that there is no planning permission for the outside garden lodge/garage conversion. Please call the office for further information.

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

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

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

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