



No.3 School Lane, Hagley, Worcestershire DY9 9LD

G HERBERT
BANKS

EST. 1898

No.3 School Lane, Hagley, Worcestershire DY9 9LD

A lovely three bed semi detached house with good sized gardens in a prime residential area. Requiring some modernisation.

The property has accommodation set out over two floors extending to 1,036ft² (96.2m²) and sits within a good sized plot having gardens to the front, side and rear, with the whole extending to 0.11 acre.

**For sale by online auction
5pm Tuesday 22nd October 2024**

Situation

No.3 School Lane is located in a prime residential area within the ever popular settlement of Hagley. Whilst the property is peacefully tucked away it has very quick and easy access to the major road networks and the train station at West Hagley. Direct trains from West Hagley into Birmingham are available on a regular basis.

Description

As you can see from the photographs, the property requires some modernisation, with dated décor throughout. Having said that the property has been well looked after, and there does not appear to be any major work required.

The accommodation is set out over two floors with three good sized bedrooms and a shower room on the first floor and two reception rooms, a WC and a kitchen on the ground floor.

There are gardens to three sides with access off both School Lane and Hall Meadow.

Tenure

The property is Freehold and vacant possession with be given on completion.

Method of Sale

The property is offered for sale by Online Traditional Auction (unless sold prior to Auction). The selling agents are using the Bamboo Auctions platform. The Auction end date is 5pm on- Tuesday 22nd October 2024. The vendor reserves the right to withdraw the property for sale prior to the Auction end date.

Online Traditional Auction Process

Proof of identity – under the Money Laundering Regulations 2017 it is a requirement that all potential purchasers will need to formally identify themselves. In order to place a bid through the website you will need to register online and in doing so complete the ID checks. Please note that there is no charge for registration.

Buyer's and Administration Fee

The successful bidder will be required to pay, through the Auction website, a sum of £5,000. From this a Buyer's fee of £2,500 is taken with the balance of £2,500 going towards the purchase price.

Legal Pack

Copies of the Legal/Auction Pack to include special conditions of sale, are available online to download. In order to access this prospective purchasers will need to have registered through the online platform. It remains the purchaser's responsibility to ensure that they fully understand the information provided and make all further enquiries.

Vendor's Solicitor

Javed Ahmed of MFG Solicitors Tel: 01562 820 181
Email: javed.ahmed@mfgsolicitors.com

Completion Date

28 days after the auction end date.

Traditional Online Auction Explained

For further details as to how the traditional auction works, please contact the agents and ask a copy of the pdf buyers guide via email or post.

Services

Mains electricity, water, drainage and gas are all connected.

Local Authority

Bromsgrove District Council.

Fixtures and Fittings

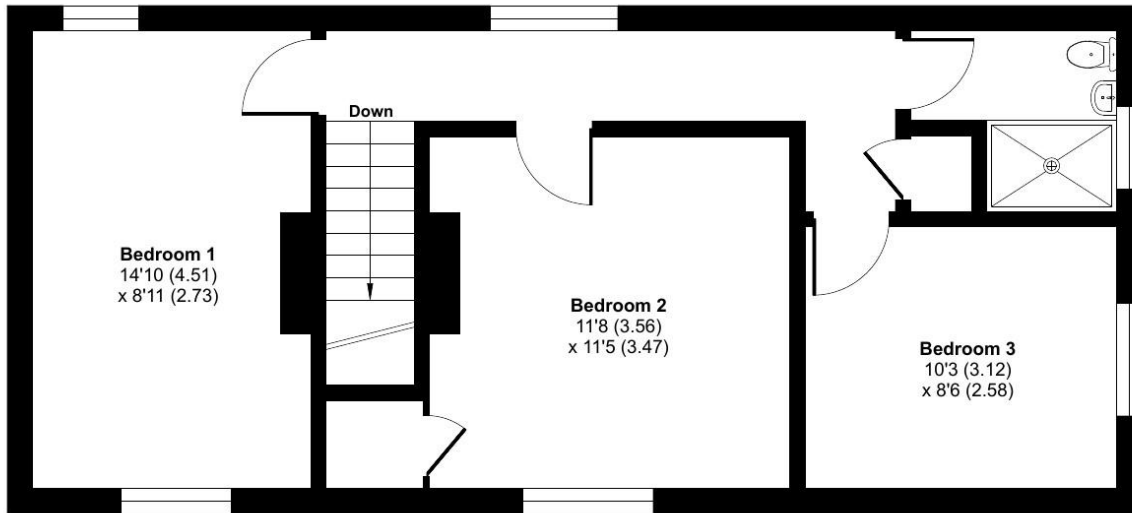
Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewings

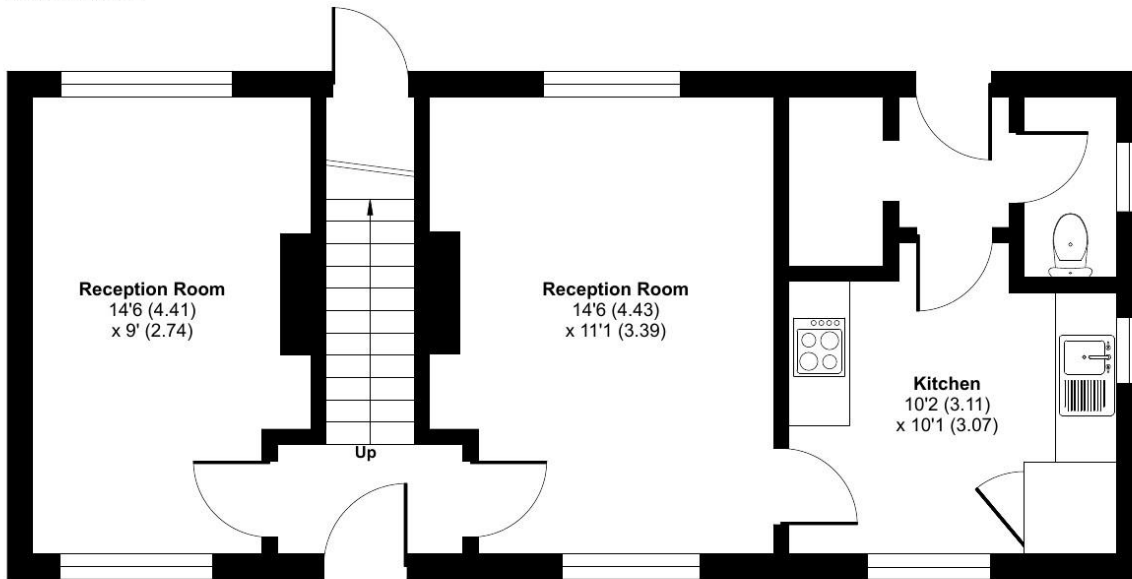
Via the Sole Agent's Great Witley Office
Tel: 01299 896968.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

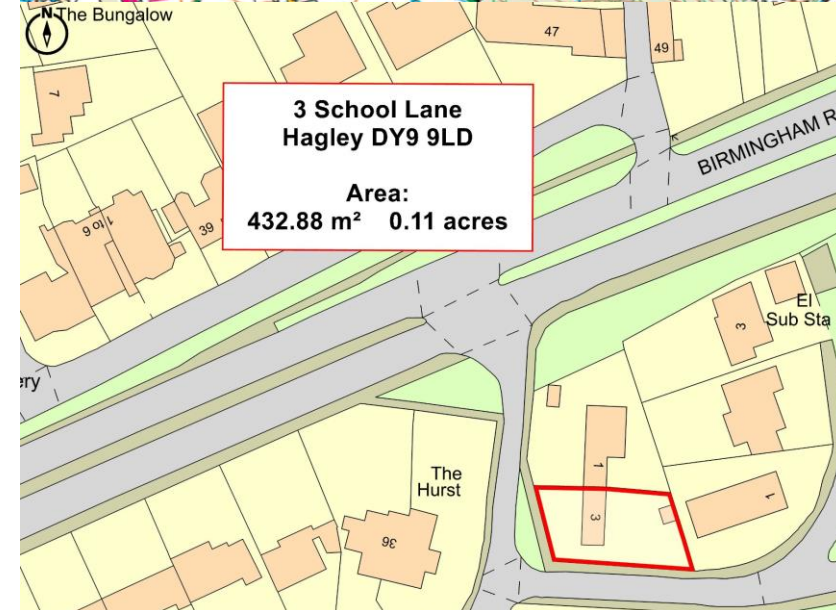




FIRST FLOOR



GROUND FLOOR



**G HERBERT
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