Grove.

FIND YOUR HOME



8 Wall Well
Halesowen,
West Midlands
B63 4SH

By Auction £200,000



Being sold via the Modern Method of Auction.

This detached bungalow occupies a generous plot and presents an excellent opportunity for buyers looking to modernise and add value. Benefiting from an in-and-out driveway and a convenient location close to Halesowen Town Centre the property enjoys easy access to a range of local amenities, shops, schools and excellent transport links.

The property is approached via the in-and-out driveway, with gated side access leading to the rear garden and an entrance into the enclosed porch. Internally the porch provides access to the welcoming entrance hall as well as internal access to the integral garage. The entrance hall leads to a spacious through lounge/dining room, two generous double bedrooms both of which benefit from access to a Jack and Jill bathroom. The impressive lounge/diner offers an excellent entertaining space and flows through to the fitted kitchen/diner complete with a central island. A rear porch provides access to the garden and a convenient ground floor w.c. Externally the rear garden is deceptively spacious extending over multiple tiers and offering a blank canvas for landscaping or further enhancement making it ideal for those looking to create their perfect outdoor space.

Offering the advantages of single storey living, generous accommodation and significant scope for improvement. This property represents a fantastic opportunity for homeowners, investors or developers alike. JH 4/8/26 V1 EPC=D




















Approach
Via in and out block paved driveway with a centre bed housing a variety of shrubs, double glazed obscured door into the entrance porch.

Entrance porch
Central heating radiator, obscured door to entrance hall, internal access into garage, built in storage cupboard and double glazed window facing into bedroom two.

Entrance hall
Loft access which is boarded, central heating radiator, dado rail, doors to through reception room and two bedrooms.

Through reception room 13'1" max 9'6" min x 27'2" (4.0 max 2.9 min x 8.3)
Double glazed bow window to front, double glazed window to side, coving to ceiling, ceiling rose, two central heating radiators, feature fireplace with surround, door to kitchen diner.

Kitchen diner 20'0" x 11'5" (6.1 x 3.5)
Double glazed obscured window to side, two double glazed windows to rear, two central heating radiators, range of soft close wall and base units, wood effect surface over, splashback tiling to walls, space for dishwasher and washing machine, five ring oven, central island to match the units, fire door into the rear porch.



Rear porch
Double glazed obscured door to the side and fire door into the downstairs w.c.

Downstairs w.c.
Double glazed obscured window to rear, central heating radiator, vanity style wash hand basin, low level flush w.c.

Bedroom two 11'5" x 11'9" (3.5 x 3.6)
Double glazed window facing into porch, central heating radiator, fitted wardrobes, door into the Jack and Jill bathroom.

Bathroom
Double glazed obscured window to rear, vertical central heating radiator, low level flush w.c., electric shower, bath and pedestal wash hand basin, door into bedroom one.

Bedroom one 12'1" x 11'5" (3.7 x 3.5)
Double glazed window to side, central heating radiator, fitted wardrobes.

Rear garden
Concrete paved patio with steps down to a stone chipping tier, further steps to the lawn area with greenhouse and a shed, variety of plum and apple trees. Door front stone chipping area leading into the basement.

Basement 11'5" x 12'1" (3.5 x 3.7)
The basement area is an ideal storage area.

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 D

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 from 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 4.5% to a minimum of £6,600.00 including VAT 4.5% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,600.00 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 from 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. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group 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 distance given are approximate only and interior measurements are wall to wall. 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.

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Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk