

# Grove.

FIND YOUR HOME



42 Harvest Road  
Rowley Regis,  
West Midlands  
B65 8EJ

Auction Guide £150,000



For sale by the MODERN METHOD OF AUCTION! a spacious three bedroomed semi detached property. Located in a sought after area and offering the next family a great platform to add their own personal touch. This property is well placed for local schools, good transport links and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance porch, hallway, front facing lounge, rear facing kitchen with access through to dining room and access to the rear garden. Heading upstairs is a pleasant landing, two good sized double bedrooms, third bedroom and the shower room.

Externally the property offers off road parking to front with a side access gate to rear. At the rear of the property is a large garden with paved seating area near to property, out buildings/stores and large lawned area.







#### Approach

Via parking area with paved footpath leading to front door, mature front garden with side access to rear.

#### Porch

Obscured double glazed door and windows to front and side, lighting and tiled floor. Double glazed door with obscured inserts leading to entrance hall.

#### Entrance hall

Ceiling light, stairs to first floor accommodation, economy 7 heater, under stairs storage housing the fuse board.

#### Front reception room 8'2" x 10'5" (2.5 x 3.2)

Double glazed window to front, ceiling light point, feature gas fireplace.

#### Kitchen 10'5" x 8'2" (3.2 x 2.5)

Double glazed window to side, timber frame door to rear garden, two storage cupboards, ceiling lights, range of wall and base units with stone effect work top, space for cooker, stainless steel sink and drainer, vinyl tiled flooring.

#### Dining room 10'5" x 9'10" (3.2 x 3.0)

Double glazed door to rear with windows to either side and above, ceiling light, corner gas fireplace.

#### First floor landing

Double glazed window to side, ceiling light point, access to bedrooms, economy 7 heater.



Bedroom one 11'5" min 14'5" max x 10'9" excluding wardrobes (3.5 min 4.4 max x 3.3 excluding wardrobes)

Double glazed window to front, two built in wardrobes.

Bedroom two 14'5" x 8'6" (4.4 x 2.6)

Double glazed window to rear with views over neighbouring district, ceiling light point, loft access hatch, built in wardrobe.

Bedroom three 9'10" x 7'6" (3.0 x 2.3)

Double glazed window to front, ceiling light point, stair bulk head.

Shower room

Double glazed obscured window to rear, ceiling light point, shower cubicle with splashback panels, wash hand basin, low level flush w.c., half tiled walls, electric towel radiator.

Rear garden

Side access gate, three outbuildings, paved seating area, pathway to rear of the garden, lawns and flower bed 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 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. 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 your 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 4.5% 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 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.

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