

# Grove.

FIND YOUR HOME



157 Long Lane  
Halesowen,  
West Midlands  
B62 9EJ

Auction Guide £150,000



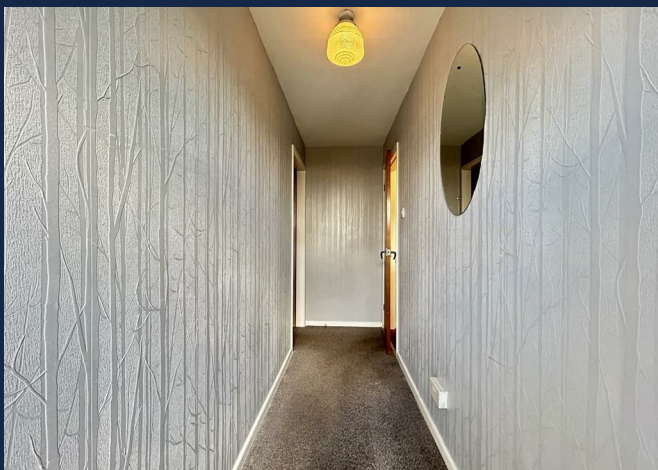
## BEING SOLD BY THE MODERN METHOD OF AUCTION

On Long Lane, Halesowen, this detached 2 bedroom house presents an excellent opportunity for investors.

Upon entering, you are welcomed into a spacious reception room, which gives access to the hall with stairs to the first floor and further reception room. The entrance provides access to the kitchen and bathroom. Upstairs are two bedrooms. The rear garden offers an outhouse, path and lawn.

With its appealing features and prime location, this detached house on Long Lane is a must-see for anyone in search of their next home. JH 14/11/2025 V3 EPC=D







#### Approach

Via pathway with gate leading to rear garden, side access double glazed front door with steps leading to entrance hall.

#### Porch

Front door and double glazed windows to surround.

#### Entrance hall

Loft access, doors radiating to family bathroom and kitchen.

#### Kitchen 11'9" x 12'9" (3.6 x 3.9)

Steps down to kitchen, double glazed window to side, central heating boiler, central heating radiator, matching wall and base units with roll top surface over, splashback tiling to walls, sink with drainer, Rangemaster oven, extractor fan over, space for fridge freezer, space for washing machine, breakfast bar, door to lounge.

#### Front reception room 11'9" x 10'5" min 11'5" max (3.6 x 3.2 min 3.5 max)

Double glazed window to front, central heating radiator, feature fireplace, door leading to front porch.

#### Lounge 11'5" x 11'5" min 13'1" max (3.5 x 3.5 min 4.0 max)

Double glazed window to side, feature fireplace, central heating radiator, door into under stairs storage and door into hall.



#### Family bathroom

Double glazed obscured window to side, half height tiling to walls, corner shower, vanity wash hand basin with storage beneath, central heating radiator and w.c.

#### Inner hall

Stairs to first floor accommodation, door to front reception room.

#### First floor landing

Having doors radiating to:

Bedroom one 11'9" min 13'1" max x 11'9" (3.6 min 4.0 max x 3.6)

Double glazed window to side, central heating radiator, door to storage cupboard.

Bedroom two 11'9" x 10'5" min 11'9" max (3.6 x 3.2 min 3.6 max)

Double glazed window to front, central heating radiator.

#### Rear garden

Combination of slabbed patio, pathway and lawn with a variety of shrubs, access to outhouse.

Outhouse 7'2" x 7'2" (2.2 x 2.2)

Ceiling light point, window to rear.

#### AGENTS NOTE

Please note that the property is currently held under a single title which will be split upon completion. Part of the land to the rear of the property is being sold separately through our Land and New Homes team. Any purchaser interested in acquiring both the existing property and the adjoining land would need to purchase the two lots separately.

There is potential for redevelopment, including the possibility of demolishing the existing dwelling and combining the plots to create a larger site. However, no planning permission has been sought or granted, and any interested parties should make their own enquiries with the local planning authority to satisfy themselves regarding potential uses or development opportunities.

## 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 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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