

# Grove.

FIND YOUR HOME



5 Short Street  
Halesowen,  
B63 3UH

Auction Guide £140,000



Offered for sale via modern method of auction with NO ONWARD CHAIN! A fantastic opportunity for the next home owner to add their own touch to a charming terraced property. Short Street is well placed for access to the town centre of Halesowen, near an abundance of local shops and amenities, and well placed for good local schooling.

The layout in brief comprises of Entrance hall, a front reception room with feature bay window. a rear facing with dining potential and benefitting from pantry storage, a rear uPVC porch leading, and a ground floor WC. Heading upstairs is a pleasant landing with loft access, a main double bedroom with built in storage, a second well proportioned second bedroom, bedroom 3, and the house bathroom with shower over bath.

Externally the property offers an impressive garden leading away from the property with multiple seating areas, and space for multiple sheds.

Property is of NONE STANDARD CONSTRUCTION.

AF 8/1/26 V3







#### Approach

Via low level brick wall to front, wrought iron gate, pathway leading to front door leading into entrance porch.

#### Entrance porch

Ceiling light point, quarry tiled flooring, further door into:

#### Hallway

Quarry tiles continuing through, central heating radiator, ceiling light point, stairs to first floor accommodation.

#### Front reception room 11'5" x 13'5" into bay (3.5 x 4.1 into bay)

Double glazed bay window, electric meter, ceiling light point, two wall light points, log burner with stone hearth, central heating radiator, wood effect laminate flooring.

#### Kitchen 14'9" x 10'5" (4.5 x 3.2)

Double glazed window to rear, central heating boiler, ceiling light points, wall and base units, stone effect work top, sink and drainer, central heating radiator, space for cooker, door leading to pantry with shelving and tiled floor, door leading to rear porch.

#### Rear porch

Double glazed windows, access to ground floor w.c.

#### First floor landing

Loft access hatch, doors to three bedrooms and bathroom.

Bedroom one 8'10" x 10'5" (2.7 x 3.2)

Double glazed window to rear, central heating radiator, ceiling light point, built in wardrobe.

Bedroom two 7'2" x 11'5" (2.2 x 3.5)

Double glazed window to front, central heating radiator, ceiling light point.

Bedroom three 7'6" x 8'6" (2.3 x 2.6)

Double glazed window to front, ceiling light point, central heating radiator.

House bathroom

Window to rear, ceiling light point, bath with shower over, tiled surround, wash hand basin with tiled splashbacks, low level w.c., central heating radiator.

Rear garden

Paved seating area, gravelled area, gates to second section of the garden which provides shared access for neighbouring properties and shed to rear.

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

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