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Cartref Long Lane
Halesowen,
West Midlands
B62 9DP

Auction Guide £250,000



Being sold via Modern method of auction. This stunning house located on Long Lane, Halesowen, boasts three spacious reception rooms and an additional conservatory, which makes it perfect for entertaining guests. The four generously sized bedrooms allows ample space for everyone to enjoy their own private sanctuary. 'Cartref' benefits from impressive traditional features throughout and is located in close proximity to an abundance of local shops and amenities, great transport links and schools.

The property comprises of a front driveway, with steps up to a front door. The entrance porch leads to two hallways. The first hallway has plenty of storage and gives access to a downstairs bathroom. The main entrance hall is at the heart of the house and is embellished with stained glass window and decorative ceiling coving, giving a characteristic feel. This hall gives access to three spacious reception rooms and kitchen. The kitchen offers plenty of natural light as it backs on to the conservatory. Upstairs are four bedrooms, an en-suite and family bathroom. To the rear of this lovely plot, is easily maintained garden that backs on to private off-road parking and garage which is accessible by car, making it ideal for families with multiple cars.

Don't miss out on the opportunity to own this beautiful home. Book a viewing today and envision the endless potential this property has to offer. JH 21/8/25 V3 EPC=D







Approach

Via stone chipping driveway, block paved pathway, brick wall to side with raised border housing a variety of bushes and shrubs, steps leading to double glazed front door with double glazed panels.

Porch

Ceiling light point, tiled flooring, doors to two hallways.

Hallway one

Central heating vertical radiator, double storage cupboard, door to further storage area with wash hand basin, door to ground floor bathroom.

Bathroom

Central heating vertical radiator, tiled walls, corner electric shower with bifold doors, low level flush w.c.

Second hallway

Door to porch, two stain glass port hold windows, stain glass window to front reception room, central heating radiator, decorative coving to ceiling, under stairs storage with panelling and door access, further doors radiating to reception rooms and kitchen.

Front reception room 12'6" max 10'6" min x 10'10" min 11'6" max (3.8 max 3.2 min x 3.3 min 3.5 max)

Double glazed bay window to front, decorative coving to ceiling, central heating radiator, dado rails, feature fireplace.











Second reception room 14'5" x 11'6" (4.4 x 3.5)

Double glazed window to front, central heating radiator, t.v. point, corner feature fireplace.

Third reception room 12'6" x 10'6" min 11'6" max (3.8 x 3.2 min 3.5 max)

Double glazed French doors to rear, double glazed window to rear, two central heating radiators, decorative coving to ceiling, dado rail, feature fireplace.

Kitchen 17'9" x 11'6" max 9'2" min (5.4 x 3.5 max 2.8 min)

Double glazed windows to rear, double glazed door to conservatory, central heating radiator, wall and base units with roll top work surfaces over, one and a half bowl sink with mixer tap and drainer, hob with extractor over, built in oven, space for washing machine and dishwasher, door to utility.

Utility 4'11" x 6'3" (1.5 x 1.9)

Double glazed obscured window to rear, double cupboard housing boiler.

Conservatory 8'10" x 9'2" (2.7 x 2.8)

Double glazed windows to rear, double glazed patio door, further door to rear.

First floor landing

Loft access and doors radiating to:

Bedroom one 11'6" max x 14'1" max 12'2" min (3.5 max x 4.3 max 3.7 min)

Double glazed window to rear, central heating radiator, door to built in storage, door to en-suite.

En-suite

Double glazed obscured window, central heating radiator, electric shower, tiled walls, pedestal wash hand basin, low level flush w.c.

Bedroom two 11'6" max 4'11" min x 16'1" max 12'6" min (3.5 max 1.5 min x 4.9 max 3.8 min)

Double glazed window to rear, central heating radiator.

Bedroom three 11'2" max x 11'6" max 5'11" min (3.4 max x 3.5 max 1.8 min)

Double glazed window to front, central heating radiator.

Bedroom four 10'10" x 10'10" min 11'6" max (3.3 x 3.3 min 3.5 max)

Double glazed window to front, central heating radiator, vanity wash hand basin with mixer tap and tiled surround.

Family bathroom

Complimentary tiling to walls, central heating radiator, door to storage cupboard, built in bath with shower over, w.c., pedestal wash hand basin.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Rear garden

Slate stone chipping area with slatted steps and path leading around the conservatory to main slatted path and lawn area, shrubs borders, fence with lawn area beyond with slatted patio area/space for shed, access to garage which has gate and tarmac driveway.

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

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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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, equipment, fixtures or fittings and so cannot verify they are in working order for fit for their purpose. The buyers are advised to obtain verification from their own solicitor or surveyor.

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