

Grove.

FIND YOUR HOME



47 Hamilton Avenue
Halesowen,
West Midlands
B62 8SG

Auction Guide £70,000



DUE TO A SHORT LEASE, CASH PURCHASERS ONLY.

Being sold via modern method of auction with NO UPWARD CHAIN!

On the popular Hamilton Avenue Halesowen, this first floor maisonette offers ideal opportunity for investors or people looking to downsize. This property offers community and excellent local amenities, including shops, parks, and schools, making it an attractive location for those looking to settle down. With easy access to public transport links, commuting to nearby towns and cities is a breeze.

The property offers a shared frontage, with shared side access to the stone chipping garden. The property itself offers a landing, storage cupboard, reception room, kitchen, bedroom and bathroom. The garage is En Bloc.

This maisonette is idea for those looking to downsize without compromising on quality. JH
8/09/2025 V2 EPC=D







Approach

Via slabbed pathway to front door, bin store and side access to rear garden.

Entrance hall

Obscured door into entrance hall with stairs to first floor accommodation.

First floor landing

Coving to ceiling, loft access, storage heater and doors into bedroom, storage cupboard, bathroom.

Reception room 15'8" x 9'10" (4.8 x 3.0)

Double glazed window to rear, electric fire with surround, coving to ceiling, storage heater, door into kitchen.

Kitchen 6'6" x 9'2" (2.0 x 2.8)

Double glazed window to rear, space for fridge freezer, matching wall and base wooden units, work surface over, splashback tiling to walls, sink with drainer, space for washing machine.

Bedroom 10'9" x 13'5" (3.3 x 4.1)

Double glazed window to front, storage heater, storage cupboard.

Bathroom

Double glazed obscured window to side, half height tiling to walls, bath with electric shower over, pedestal wash hand basin, w.c., coving to ceiling and towel rail.



Garden

Has stone chippings with hedge and fences to surrounds.

Garage

There is a garage en bloc to the property with an up and over door.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. we are advised that the lease is 99 years from 29th September 1979. The ground rent is £27.50 raising to £75.00 paid half yearly.

Council Tax Banding

Tax Band is A

Money Laundering Regulations

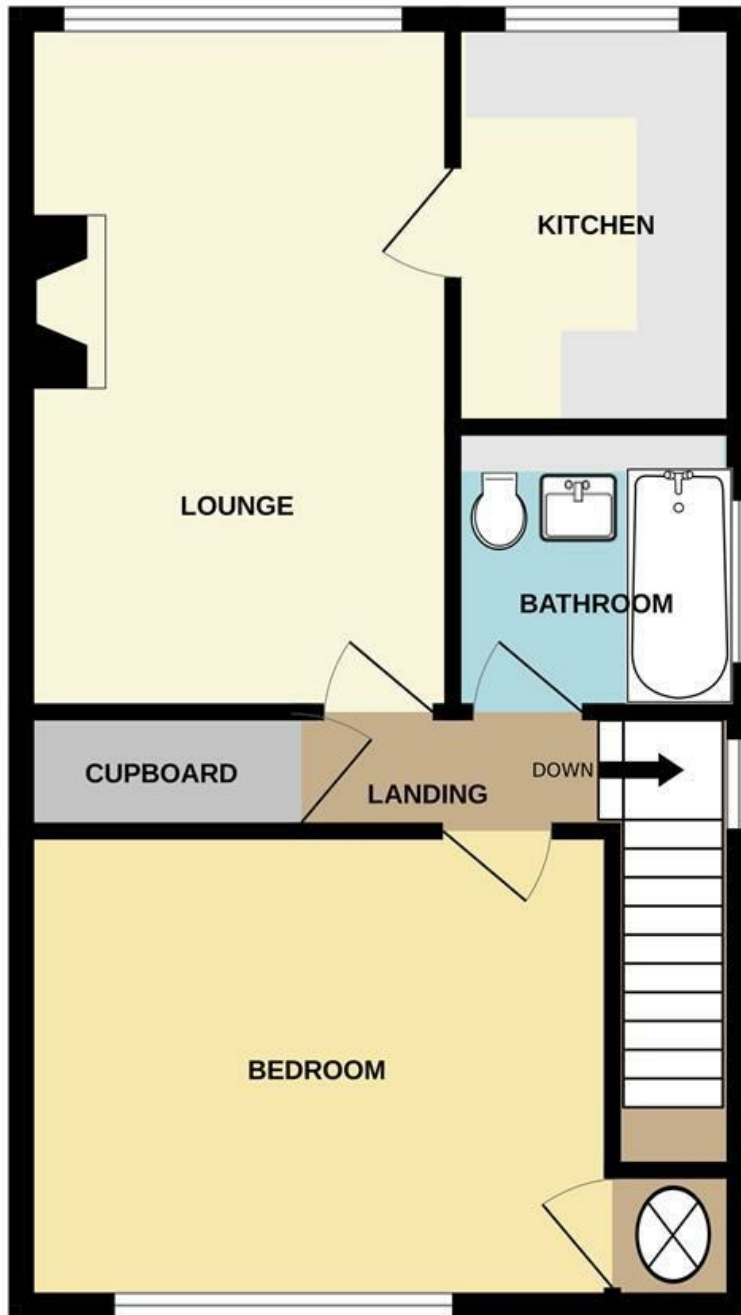
In order to comply with Money Laundering

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 you offer until these checks have been carried out.

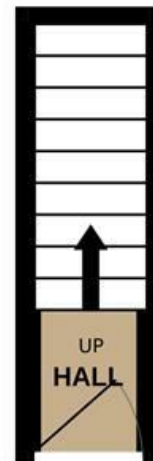
Referral Fees

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

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



GROUND FLOOR
28 sq.ft. (2.6 sq.m.) approx.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 sq.m.) approx.

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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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.

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.