



31 Harden Court, Fairmile Road
Halesowen,
West Midlands B63 3PY

Auction Guide £75,000

...doing things differently



AVAILABLE BY MODERN METHOD AUCTION

This two bedroom ground floor apartment situated in the popular Harden Court on the Fairmile Road offers a fantastic opportunity for a buyer who wants a property to stamp their own mark, requiring some modernisation and updating the property offers vacant possession and no upward chain being situated in communal grounds with garage en bloc. Internal inspection is highly recommended. LA 8/1/21 V3



Lex Allan Grove loves...

Lex Allan & Grove loves the great amount of potential that this ground floor apartment has to offer







Location

The property is situated within close proximity to Halesowen Town Centre with its local amenities including shops, supermarkets, pubs and bus station. There are excellent road/transport links to the surrounding areas including junction 3 of the M5 motorway network being just a short drive away. For families there are schools of great repute at both primary and secondary levels within the surrounding areas and there are a range of popular leisure facilities close by including the picturesque National Trust Clent Hills

Approach

Via pathway leading through communal grounds, door giving access into:

Communal hall

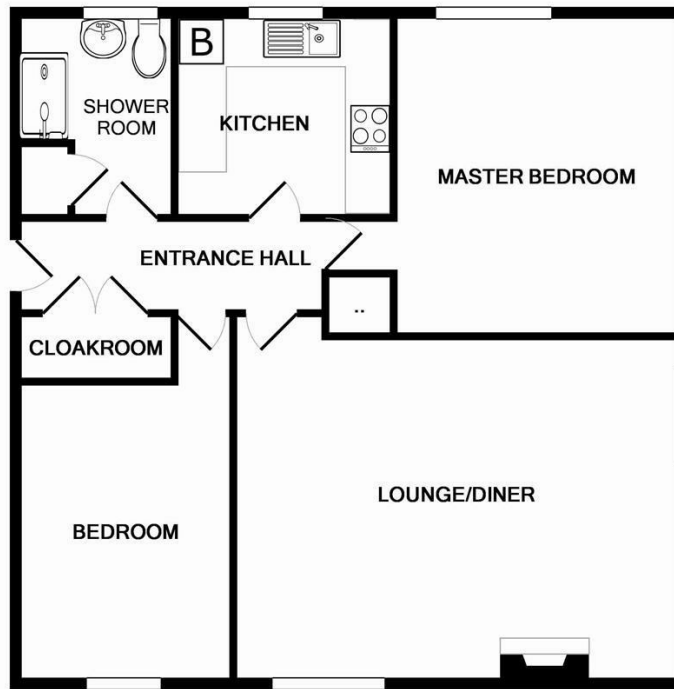
With feature obscured double glazed door leading into:

Hall

Having telephone security intercom system, central heating radiator, coving to ceiling, built in cloaks storage cupboard housing consumer unit, wood effect tiled flooring, feature glazed doors radiating to:

Great sized lounge diner 14'1" x 17'8" (4.3 x 5.4)

Double glazed picture windows to front and side, central heating radiator, fireplace with wooden surround, coving to ceiling, wall light points, two ceiling light points with ornate ceiling roses, t.v. point, wood effect laminate flooring.



31 HARDEN COURT, FAIRMILE ROAD, HALESOWEN, B63 3PY

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Fitted kitchen 8'2" x 8'10" (2.5 x 2.7)

Double glazed window to rear, range of wall and base units with roll edge work surfaces over incorporating one and a half bowl stainless steel sink, drainer and mixer tap, integrated double electric oven and hob with canopy filter hood over, wall mounted gas central heating boiler, plumbing for automatic washing machine, space for fridge freezer, splashback tiling to walls.

Bedroom one 13'9" x 10'9" (4.2 x 3.3)

Double glazed picture window to rear, central heating radiator, coving to ceiling, wall light point and ceiling light point with ceiling rose, wood effect laminate flooring.

Bedroom two 12'5" x 8'10" max 6'10" min (3.8 x 2.7 max 2.1 min)

Double glazed window to front, central heating radiator, coving to ceiling, wood effect laminate flooring, range of fitted bedroom furniture including wardrobes with over head units, bedside tables and two chest of drawers.

Shower room

Obscured double glazed window to rear, double quadrant

walk in shower cubicle with electric shower, vanity unit incorporating wash hand basin with mixer tap and w.c., central heating radiator, complementary tiling to walls, tiled flooring, built in storage cupboard.

Garage

There is a garage located en bloc to the property.

Communal grounds

The property is situated within lawned communal grounds.

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 length of lease left to run is 66 years and the service charge is £85.00 per month with a ground rent of £10.00 per annum.

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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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 4.2% to a minimum of £6,000.00 including VAT 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000.00 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. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd 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 distances 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.



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