



16 Caslon Flats Tree Acre Grove
Halesowen
B63 2EZ

Guide Price £50,000





****AVAILABLE VIA MODERN METHOD AUCTION****

"CALLING ALL CASH BUYERS" This well presented two bedroom first floor apartment offers an ideal opportunity for all cash buyers. Being sold with NO UPWARD CHAIN, the property is in a convenient address near to bus routes, local shops and Caslon Primary School and comprises a generous accommodation throughout to include spacious lounge, breakfast kitchen, two good bedrooms and bathroom, with communal gardens and brick built storage shed. The property has been recently redecorated throughout, had new carpets installed and now offers move-in ready accommodation. Internal inspection is highly recommended. Leasehold. PS 14/10/20 V5 EPC=C





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Leasehold

Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty and Grade I listed Leasowes Park is thought to be one of the first natural landscape gardens in England. In certain areas the town is predominated by a vast array of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after schools foremost of which are the Earls High School and Windsor High School and Sixth Form. Whilst Halesowen no longer has a train station of its own the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen bus station is a busy interchange and regular service runs to Birmingham City Centre.

Approach

Via secure intercom entrance door to communal stairwell with stairs rising to first floor accommodation and entrance door into number 16.

Entrance hallway

Main entrance door to side, secure intercom telephone system, central heating radiator, built in store cupboard and doors radiating to lounge, kitchen and bedrooms.

Lounge 11'5" x 15'1" (3.5 x 4.6)

Windows to front and side offering far reaching views, central heating radiator, feature fire surround and hearth.

Bedroom one 10'9" x 12'1" (3.3 x 3.7)

Window to front and side, central heating radiator.

Bedroom two 10'9" x 10'9" (3.3 x 3.3)

Window to rear and side, central heating radiator.

Kitchen 9'10" max x 10'9" (3.0 max x 3.3)

Window to rear, range of wall mounted and base units with roll top work surfaces over incorporating a stainless steel sink, drainer and mixer tap over, integral electric double oven and four burner gas hob with tiled splashback and extractor hood over, space and plumbing for washing machine, space for under counter fridge freezer, built in store cupboard housing wall mounted combination boiler, tiling to splashback areas, tiled flooring and door to side to lobby area.

Lobby area

Having built in store cupboards and obscured glazed window and door to front balcony overlooking rear.



Bathroom

Obscured glazed window to side, central heating radiator, white suite comprising of stand alone roll top claw foot bath with telephone shower mixer tap over, vanity wash hand basin with mixer tap over and storage below and low level w.c., tiling to walls and flooring.

Communal gardens

There are communal gardens and drying area with allocated brick built store shed and communal parking.

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 there is 97 years left to run on the lease with an annual ground rent of £10.00 and an annual service charge of £650.00.

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 reserves the right to obtain electronic verification.

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.

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.

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VIEWING View by appointment only with Lex Allan & Grove. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.