



36 Doran Close
Halesowen,
West Midlands B63 1JZ
Auction Guide £280,000

...doing things differently



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

"POPULAR ESTATE AND NO UPWARD CHAIN" This four bedroom detached family home is located in the much sought after cul de sac position on the Squirrels Estate within catchment for outstanding primary and secondary schools and excellent transport links and on the footfall of National Trust Clent Hills. The property briefly comprises of porch, entrance hall, lounge, dining room, kitchen, conservatory. To the first floor there are four good sized bedrooms, house bathroom and master en-suite with the addition of parking to the front for numerous cars and beautifully maintained gardens to the rear, gas central heating and double glazing. This property must be viewed to be fully appreciated. LA 23/10/19 V2 EPC=E









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 primary and secondary schools. 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 tarmac driveway with side access to rear, garage door, step up to porch with further door leading to entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, door leading to downstairs w.c.

Downstairs w.c.

Wash hand basin, low level flush w.c., window to front, central heating radiator.









Lounge 14'5" min 18'8" max x 12'5" max 7'2" min (4.4 min 5.7 max x 3.8 max 2.2 min)

Feature gas fire with surround, central heating radiator, double glazed bay window to front, t.v. aerial point.

Dining room 9'6" x 10'2" (2.9 x 3.1)

Central heating radiator, double glazed French doors to rear leading to conservatory.

Conservatory 6'2" x 17'8" (1.9 x 5.4)

Double glazed windows and rear door leading to garden.

Kitchen 14'5" x 14'1" max 9'6" min (4.4m x 4.3m max 2.9m min)

Double glazed door to side, range of wall and base units with work surface over incorporating one and a half sink with working waste disposal unit, mixer tap, four ring gas hob, double oven, integrated fridge freezer and dishwasher with plumbing for

washing machine, extractor hood, tiled flooring two kick board integral fan heaters and tiling to splashbacks, door leading to pantry.

First floor landing

Loft hatch and doors radiating to:

Bedroom one 14'1" x 9'6" max 9'2" min (4.3 x 2.9 max 2.8 min)

Double glazed window to front, central heating radiator, range of built in wardrobes and draws, t.v. aerial point, door leading to:

En-suite

Double glazed obscured window to side, shower enclosure with thermostatically controlled shower over, wash hand basin with mixer tap with storage below, low level w.c., heated towel rail and tiled flooring.

Bedroom two 8'2" x 12'5" (2.5 x 3.8)

Central heating radiator, double glazed window to front, range of built in wardrobes, t.v. aerial point.

THE ROAD TO BUYING WITH MODERN AUCTION

A STEP BY STEP GUIDE

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Bedroom three 7'6" min 9'2" max x 9'10" (2.3 min 2.8 max x 3.0)

Central heating radiator, double glazed window to rear, range of built in wardrobes, t.v. aerial point.

Bedroom four 9'6" x 7'6" (2.9 x 2.3)

Central heating radiator, double glazed window to rear, t.v. aerial point..

House bathroom

Tiled flooring, obscured double glazed window to rear, bath with mixer tap over, heated towel rail, low level w.c.

Rear garden

With two tiered slabbed patio area leading to lawn area with borders to surround and timber fencing to enclose.

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.

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.

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 25% 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.

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**Lex Allan
Grove**

Lex Allan Grove Estate Agents
18 Hagley Road, Halesowen
West Midlands B63 4RG

0121 550 5400
lexallangrove.com
info@lexallangrove.com