

**Auction**

4 bed terraced house to buy in

Olive Lane, Halesowen, West Midlands,
B62 8LS

£225,000

 Starting Bid

 x 4  x 2  x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Three reception rooms
- ✓ Four double bedrooms
- ✓ Large terraced property with large first floor store

Key Information

- ✓ Council Tax: Band C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Offered to the market with no onward chain, this substantial terraced home provides exceptionally spacious and versatile accommodation, making it an ideal purchase for families or those seeking generous living space in a highly convenient location. Situated within easy reach of local amenities, schools, and excellent transport links, the property offers an abundance of potential.

The accommodation briefly comprises a welcoming entrance hall, spacious living room, separate dining room, inner lobby, further reception room, conservatory, fitted kitchen, utility room, and a ground floor bathroom. To the first floor are four well proportioned double bedrooms, a family bathroom, separate WC, and a large first-floor store room offering excellent storage or potential for a variety of uses.

Externally, the property benefits from a tandem garage providing secure parking and direct access to the enclosed rear garden.

Combining generous room sizes, flexible accommodation, and a sought after location, this impressive home presents an excellent opportunity for buyers looking to personalise a substantial property offered with the added advantage of no onward chain.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Terraced House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Hall

7.62m x 0.86m (25'0" x 2'9")

Living Room

7.39m x 3.94m (24'2" x 12'11")

Dining Room

3.63m x 2.57m (11'10" x 8'5")

Inner lobby

3.68m x 1.45m (12'0" x 4'9")

Reception Room

7.11m x 2.97m (23'3" x 9'8")

Kitchen

3.94m x 3.48m (12'11" x 11'5")

Utility Room

2.36m x 1.85m (7'8" x 6'0")

Bathroom

2.36m x 1.65m (7'8" x 5'4")

Conservatory

3.17m x 2.69m (10'4" x 8'9")

Bedroom One

3.68m x 3.48m (12'0" x 11'5")

Bathroom 2

3.58m x 1.47m (11'8" x 4'9")

Toilet

2.57m x 0.89m (8'5" x 2'11")

Bedroom Two

3.63m x 3.61m (11'10" x 11'10")

Bedroom Three

3.66m x 2.64m (12'0" x 8'7")

Bedroom Four

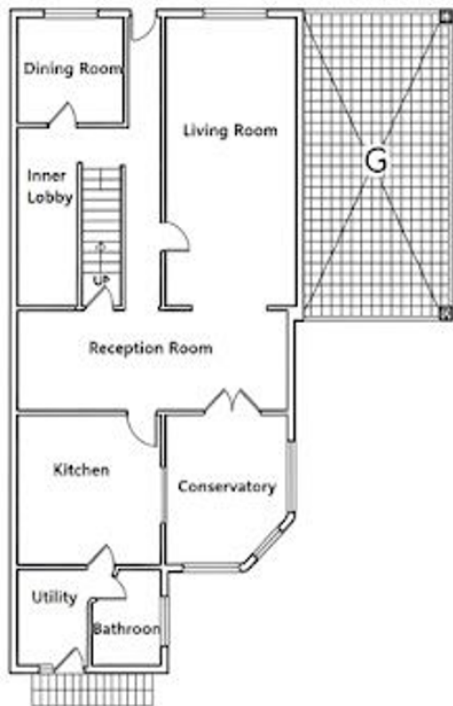
7.52m x 2.39m (24'8" x 7'10")

Rear Garden

Garage

First Floor Store

6.10m x 2.39m (20'0" x 7'10")



Ground Floor



First Floor



This floor plan is for illustrative purposes only and should be used as a general guide. While every effort has been made to ensure accuracy, all measurements, dimensions, openings and orientations are approximate and should not be relied upon as exact representations. No responsibility is taken for any error, omission, or misstatement. Prospective purchasers or tenants are strongly advised to conduct their own independent inspection and measurement verification before making any legal or financial commitments.

Olive Lane, Halesowen, West Midlands, B62 8LS

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

