



48 Acres Road  
Brierley Hill,  
West Midlands DY5 2XT

*By Auction £190,000*

*...doing things differently*



A fantastic opportunity to purchase a three bedroom semi detached house in need of renovation being offered with no upward chain and is being sold via the modern method of auction. The property comprises of two reception rooms, conservatory, loft conversion and rear garden with detached garage situated in Brierley Hill. DAG 7/7/22 V1







## Approach

Via driveway with steps leading to entrance hall.

## Entrance hall

Central heating radiator, stairs to first floor accommodation door to:

### **Lounge 12'5" into bay x 10'9" min 11'9" max (3.8 into bay x 3.3 min 3.6 max)**

Double glazed bay window to front elevation, feature fireplace wood effect laminate flooring.

### **Kitchen 6'6" x 15'8" (2.0 x 4.8)**

Double glazed window to rear, one and a half bowl sink with drainer and mixer tap, plumbing for automatic washing machine, range of wall and base unit with roll top work surface over, gas hob with electric oven beneath and filter hood, space for appliances, space for American style fridge freezer, integrated microwave, wood effect laminate flooring, tiling to splashback areas, central heating boiler.

### **Reception room two 10'9" x 10'9" max 9'6" min (3.3 x 3.3 max 2.9 min)**

Boxed in central heating radiator, fitted storage cupboard, wall mounted t.v. point, wood effect laminate flooring, doors to conservatory.

### **Conservatory 9'2" x 10'9" (2.8 x 3.3)**

Double glazed French doors to rear, central heating radiator.











### **First floor landing**

Window to side, doors radiating to:

### **Bedroom one 10'9" x 10'9" (3.3 x 3.3)**

Double glazed window to rear, central heating radiator, fitted wardrobes.

### **Bedroom two 10'9" min 11'5" max x 7'6" min 12'9" max into bay (3.3 min 3.5 max x 2.3 min 3.9 max into bay)**

Double glazed window to front, central heating radiator, wood effect laminate flooring.

### **Bedroom three 5'10" x 7'6" (1.8 x 2.3)**

Agents Note: Clients must take into account the restricted floor space due to the stair bulk head.

Double glazed window to front.

### **Bathroom**

Double glazed window to rear, large four seat spa bath, w.c., wash hand basin, feature shower cubicle with curved sides and drench shower head, heated towel rail.

### **Loft room**

Velux skylight windows to side and front, fitted storage cupboard, door to en-suite.

### **En-suite 13'1" max 7'10" min x 6'10" min 11'1" max (4.0 max 2.4 min x 2.1 min 3.4 max)**

Having shower cubicle, w.c., wash hand basin, heated towel rail.

Agents Note: Please note that these measurements are maximum into the void and there will be restricted roof height.

### **Rear garden**

Having decked area, gate to side driveway, steps leading to lawn area beyond with timber shed and outside bar.

### **Garage**

Double opening doors.

### **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.



## Council Tax Banding

Tax Band is C

## 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 do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan 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. 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 or whether they are year 2000 compliant.

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

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