



£80,000 Guide Price

Lyttleton Avenue, Halesowen B62 9ED

Semi-Detached House | 3 Bedrooms | 1 Bathroom





# Step Inside

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## Property Description

For Sale via Secure Online Auction - Three Bedroom Semi Detached

## Main Particulars

In need of full refurbishment a superb opportunity to acquire this three bedroom semi-detached property with fantastic potential This property is being sold via Secure Sale Online Auction. Offering immediate contract exchange and vacant possession. Terms and conditions apply Starting Bid £80,000

Located in a popular residential area of Halesowen, West Midlands and Just 5 mins from jnc 3 of the M5 or 15 mins to the centre of Birmingham means the property is also ideally suited for the commuter. A short walk (approx 15minutes ) to Rowley Regis Train Station. Locally there are all the usual shopping amenities and schooling.

Briefly the property consists of entrance hallway, two reception rooms and kitchen leading to the long private rear garden. Upstairs are two main bedrooms, box room and family bathroom. Outside there is a driveway providing off road parking and to the rear a long level garden.

Reception Room one: 11'7" x 10'1" (3.53m x 3.07m)

Reception Room Two: 11'4" x 10'1" (3.45m x 3.07m)

Kitchen: 6'4" x 5'1" (1.93m x 1.55m)

Bedroom One: 11'7" x 10'1" (3.53m x 3.07m)

Bedroom Two: 11'4" x 10'1" (3.45m x 3.07m)

Bedroom Three: 6'2" x 5'1" (1.88m x 1.55m)

Bathroom: 6'6" x 5'1" (1.98m x 1.55m)

All measures are approx and to be used only as a guide.

### AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with The Property Penguin Ltd, the marketing agent on this online auction sale and referred to below as "The Auctioneer".

This lot is being sold either under conditional (modern) or unconditional (traditional) auction terms and overseen by the auctioneer in partnership with The Property Penguin Ltd

The property is available to be viewed strictly by appointment only via the agent or the auctioneer. Bids can be via the agent or via the auctioneers website.

Please be aware that any enquiry, bid or viewing of the property will require your details being shared between both the 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 the 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 anytime and from anywhere. Our verification process is in place to ensure the AML procedures are carried out in accordance with the law.

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 buyer's obligations and seller's commitments.

It is strongly advised that you seek counsel of a solicitor prior to proceeding with any property and /or land title purchase.

#### ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the 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 of 6% inc VAT

( subject to a minimum of £6000 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 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.





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Telephone: 01384 884 950



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[www.thepropertypenguin.co.uk](http://www.thepropertypenguin.co.uk)