



For Sale by Public Auction
26 Berkeley Crescent, Stourport on Severn,
Worcestershire, DY13 0HJ

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

Doorbars

Established -1897

SITUATION

The property is located in Stourport on Severn and accessed off the A451 Dunley Road

TENURE

Freehold with vacant possession.

SERVICES

Purchaser to investigate. Main water, electric, gas and foul sewer services are connected to the property.

LOCAL AUTHORITY

Wyre Forest District Council, Finepoint Way, Wyre Forest House, Kidderminster, DY11 7WF.

Energy Performance Certificate (EPC)

TBC

Council Tax

Council Tax Band C within Wyre Forest Local Authority.

VIEWING

By appointment through the Agents, Doorbars, 32 Sansome Walk, Worcester, WR1 1NA, tel. 01905 27288, email: info@doorbars.co.uk OR with a set of these sale particulars.

WEDNESDAY 10TH July 4pm

Saturday 13th July 8am-10am

CONTACT

Richard Pugh FRICS FAAV or Alice Crump BSc FAAV

Telephone number: 01905 27288.

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DESCRIPTION

The property is a detached bungalow with cavity red brick elevations to the eaves and rendered gable ends. The property consists of 2 bedrooms, sitting room, kitchen and conservatory. The property is in need of complete renovation and modernisation.

Bedroom (3.79m x 3.42m)

With single radiator, suspended wooden floor and poor decoration.

Bedroom (3.88m x 3.05m)

With single radiator, suspended wooden floor and poor decoration.

Sitting Room (4.85m x 3.42m)

With double radiator, suspended wooden floor, in situ electric fire, sliding double glazed aluminium door to conservatory.

Conservatory

Tiled floor, timber frame, polycarbonate roof and double door to rear garden.

Family Bathroom

Original blue suite with low level WC, wash hand basin, bath with overhead shower. Single radiator, heated towel rail. Airing Cupboard.

Kitchen (4.47m x 3.14m (max))

With original wall and base units with stainless steel sink and drainer, tiled elevations, Honeywell gas combi boiler.

Single Garage (5.50m x 2.50m)

With up and over door and flat felt roof (fallen in).

Garden

Overgrown shrubs in the small garden to the rear.

Paved and gravel to the front

Legal Pack

Thursfields, 9-10 The Tything, Worcester, WR1 1HD

Buyer's Premium

A Buyers Premium of 1% plus VAT of the Hammer Price which will be collected with the 10% Deposit on the sale date.

Money Laundering Regulations

In accordance with Money Laundering Regulations, the purchaser will be required to provide proof of both of their Identify and current address and all parties to purchase this property must bring with them the following items:

- 1) Full UK Passport or Driving Licence (for identification)
- 2) A Recent Utility Bill, Council Tax Bill or Bank Statement (not a mobile phone bill, as proof of your residential address)

Guide Price

The Guide Price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price, and is subject to change, prior to and up until the day of auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will Not be able to sell). The reserve will be expected to be set within the guide range or not more than 10-% above a single figure guide.

Sale Prior to Auction

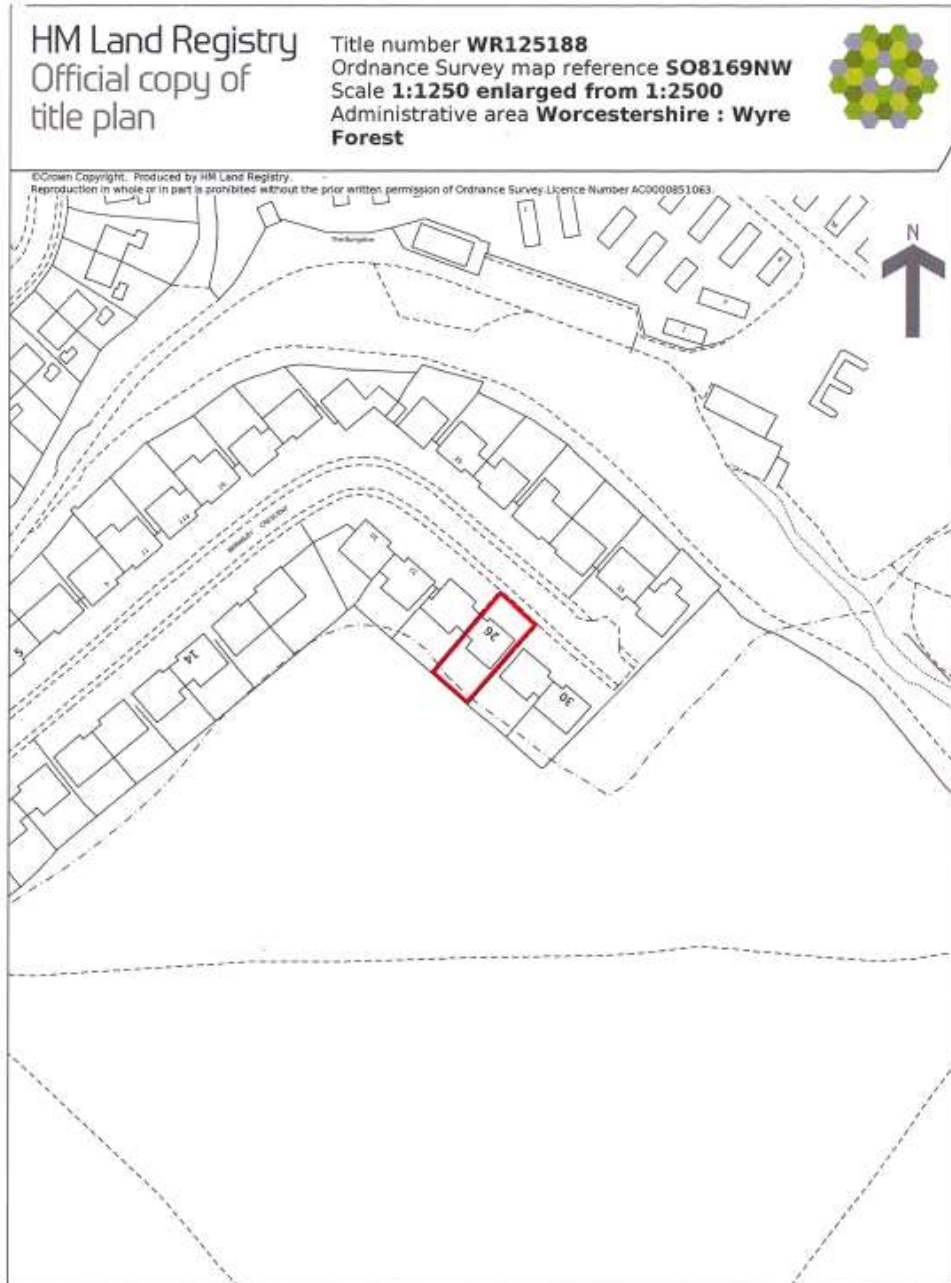
In certain cases Vendors may accept an offer prior to Auction. It is therefore important that interested parties register their interest with Doorbars. In the event of the property being sold or withdrawn prior to Auction, the agent will use reasonable endeavours to Notify all known parties who have recorded their interest. However, it is the responsibility of potential buyers to make regular contact with the agent to establish whether the property has been sold or withdrawn prior to the Auction.

General Information

Completion of purchase 28 days after auction date.



Sales Plan



Auction Details

**26 Berkeley Crescent, Stourport on
Severn, DY13 0HJ**

For Sale by Public Auction

On

Wednesday 7th August 6pm

At

**The Dog at Dunley
The Dunley Road, Astley and Dunley,
DY13 0UE**

Guide Price £180,000