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Heath Lane
Oldswinford, Stourbridge

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48 Heath Lane, Oldswinford, Stourbridge DY8 1RQ

CASH BUYERS ONLY.

Fantastic opportunity for a Period style Semi-detached in need of comprehensive modernisation. Currently with 2 Reception Rooms and 3 Bedrooms but likely to be reconfigured.

Imagination required, this is a property waiting to be transformed and is available with no onward chain.

The property is well placed for amenities in Oldswinford, close to Oldswinford Hospital School and Oldswinford Primary school, Mary Stevens Park, Train Station and further amenities in Stourbridge Town.

A PROPERTY WITH LOTS OF POTENTIAL. EARLY VIEWING IS ADVISED

The accommodation comprises: Lounge, Lobby, Dining Room (with access to Cellar), Kitchen, Toilet, Landing and 3 Bedrooms.

On the Ground Floor there is a front Reception Room with bay window, tiled fireplace, front door and door Lobby.

The Lobby has a quarry tiled floor, stairs off to 1st Floor and archway to rear Reception Room.

The rear Reception Room has a tiled fireplace, quarry tiled floor, door and steps access down to Cellar, rear window and door to Kitchen.

The Kitchen has a quarry tiled floor, sink with base cupboard below, side window and side external door to Garden. A door gives access to the rear Toilet with WC and side window.

On the 1st Floor, there is a Landing giving access to Bedroom 1 & 2. Bedroom 1 is a double size and has a front window and fireplace. Bedroom 2 is a double size and has a rear window, fireplace and Cupboard with loft access. A door leads off to Bedroom 3. Bedroom 3 is a single size and has a rear window and fireplace.

There is a Rear Garden in need of cultivation and side gate with access to front.

Tenure: Freehold
Council Tax Band: C

Please note that it is likely that a deadline will be set for "Best & Final" Offers. Please register your interest with us to be kept informed.

The Vendor proposes to make the following Conditions of Sale:

- 1. Upon formal acceptance of an offer, the Purchaser will be required to Exchange Contracts within 8 weeks of receipt of Contract by their Solicitor/Legal advisor.**
- 2. Following Exchange of Contracts, Legal Completion is to take place within a maximum of 14 days.**

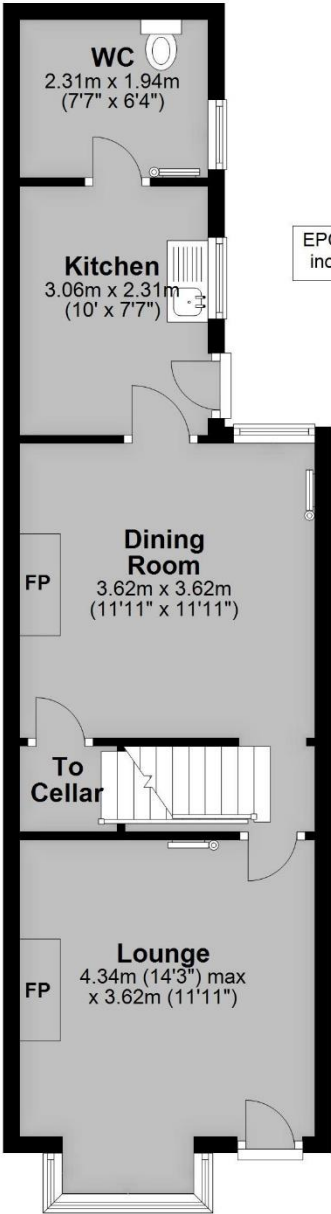
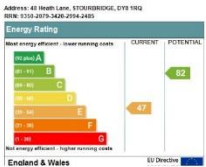




FLOOR PLANS

Ground Floor

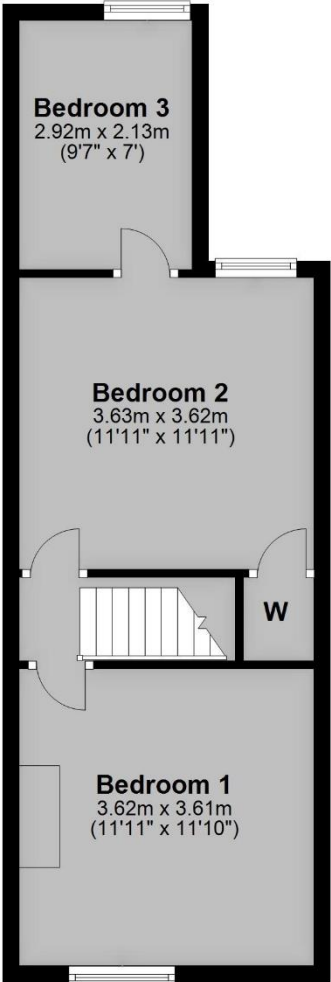
Approx. 44.0 sq. metres (473.2 sq. feet)



EPC area does not include the Cellar

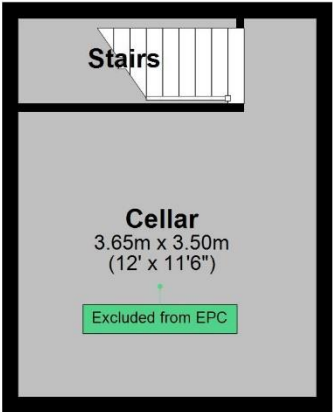
First Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



Basement

Approx. 16.9 sq. metres (182.3 sq. feet)



Total area: approx. 98.0 sq. metres (1054.9 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

www.leeshaw.com





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We don't sell houses
we sell **homes.**