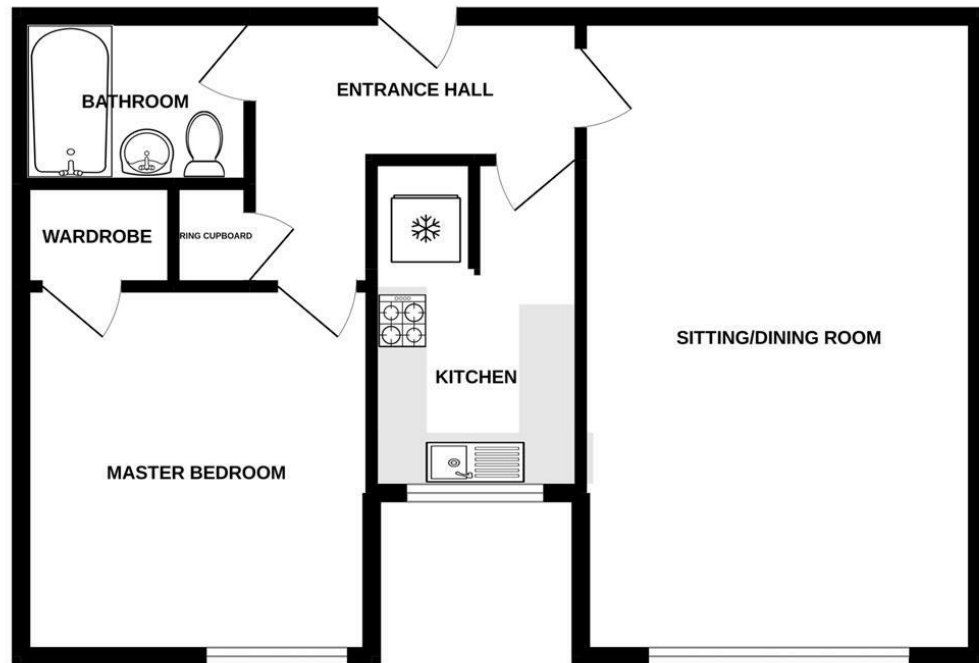


Wellington Court Sutton Road, Kidderminster, DY11 6QP

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2022



Wellington Court Sutton Road, Kidderminster



Hicks Hadley

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****SOLD VIA MODERN METHOD OF AUCTION****

A beautifully presented, large first-floor one-bedroom apartment located in the highly sought-after area of Kidderminster. The internal layout includes an entrance hallway, a spacious lounge/diner, kitchen, one double bedroom with a walk-in wardrobe, and a family bathroom. The property benefits from new UPVC glazing (installed 2022 with 20year warranty) , modern kitchen, re wire, electric gel radiators, and has been tastefully decorated. The property is ideal for investment with an achievable rent of £675pcm and is up to date with current legislation: EPC, EICR etc. External features comprise a single garage and ample visitors parking. Situated within walking distance of Kidderminster Hospital, this property is ideal for medical professionals or someone seeking a central location with ease of access to all parts of the Wyre Forest. Residents can enjoy various amenities, including The West Midlands Safari Park just a 5-minute drive away. Moreover, the convenient location near Kidderminster Train Station offers easy commuting options with multiple bus routes available for Worcester and Stourbridge. EPC: D

Hicks Hadley

Guide Price £90,000 - Leasehold



Entrance Hallway

'L' shaped hallway with doorways leading to lounge/ diner, kitchen, bathroom, bedroom and airing cupboard. Airing cupboard houses the electric water heater. fuse board. two ceiling light points.

Kitchen 11'8" x 6'8" (3.56m x 2.03m)

Window with double glazing to front elevation, ample wall and base units with worksurface over , partially tiled between units, freestanding electric oven with grill & hob , pantry storage with space to house a fridge /freezer. breakfast bar, sink and drainer with mixer tap.

Lounge / Diner 18'10" x 10'2" (5.74m x 3.10m)

Large UPVC double glazed window to the front elevation. An electric fire with surround feature, modern storage heaters with two ceiling light points.

Bedroom One 13'1" x 9'11" (3.99m x 3.02m)

Double glazed window to the front elevation. Walk in wardrobe with integrated shelving. Ceiling light fitted and modern storage heater fitted which can be controlled via mobile phone.

Bathroom 6'9" x 5'11" (2.06m x 1.80m)

Low level WC with a wash hand basin , bath with an electric shower over . partially tiled. vinyl style flooring. electric towel rail and fitted mirror .

AGENT NOTES

We have been advised from the vendor the property is common hold (which is still of Leasehold tenure) with the lease length of 114 years remaining .

The vendor is an employee of Hicks Hadley. Any information to be confirmed with your solicitor. The vendors current service charges are £70.00 per month approximately and there is no ground rent to pay . All main services are connected apart from Gas. Broadband/Mobile coverage- please check on link-//checker.ofcom.org.uk/en-gb/broadband-coverage EPC:D

Garage

Single Garage with ample visitor parking available.

Auctioneer Notes

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of



£6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

