

Lambert  
Smith  
Hampton

# 4, Severn Street Stoke-on-Trent

FOR SALE

Freehold  
Semi-Detached  
Three-Bedroom  
Residential  
Dwelling





## Description

The property is a semi-detached three-bedroom residential dwelling constructed with cavity brick elevations and double glazed UPVC windows, with a mono pitched concrete tiled roof.

Internally on the ground floor the property provides a large separate lounge and open plan kitchen/diner. The first-floor accommodation includes two large double bedrooms and a further single bedroom/room, in addition to a shared family bathroom and is approximately 82 sq m (883 sq ft).

To the front of the property there is parking for a vehicle and a small lawned-garden, with a dwarf brick wall boundary.

To the rear of the property and accessed through the large double doors in the kitchen/dining room is a small artificial turfed garden and single storey garage.

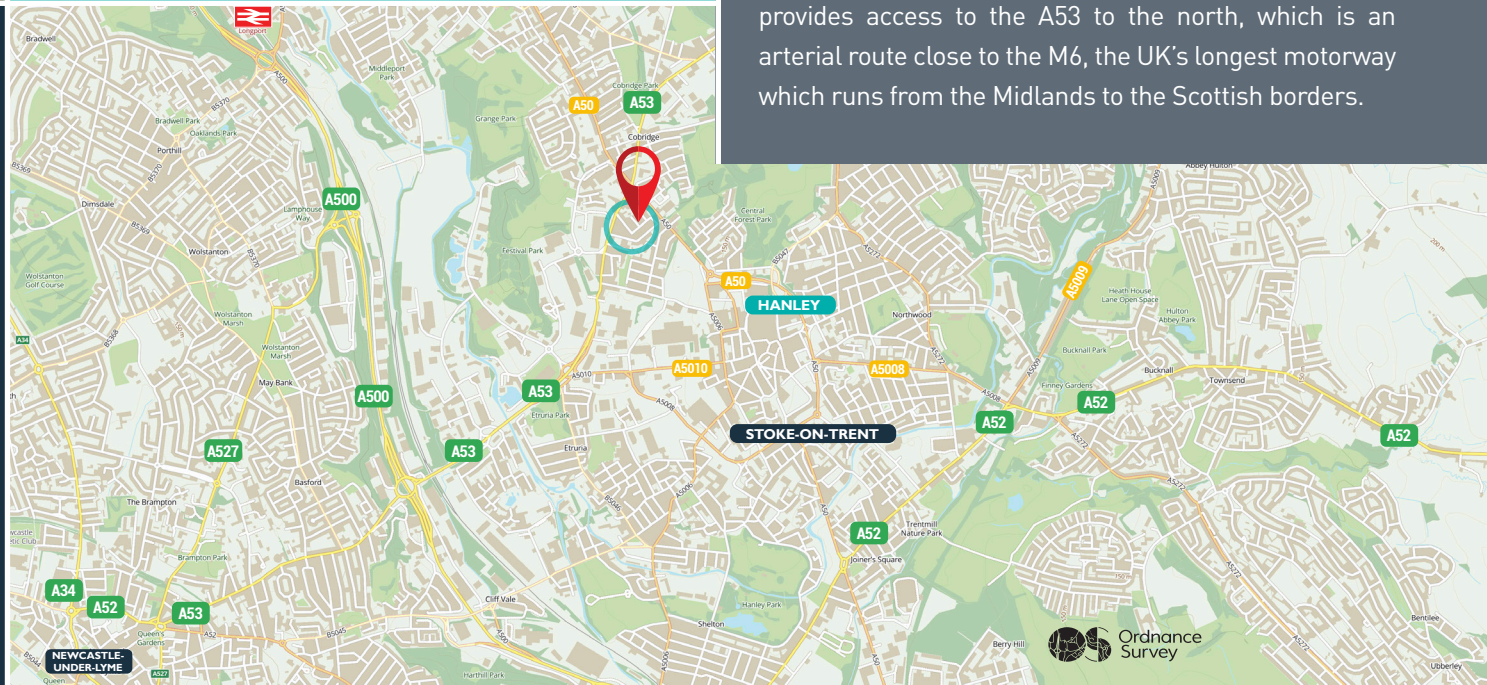
## Location

The property is located on Severn Street, a predominately residential area, approximately 0.5 miles outside of the town centre of Hanley, one of the six towns which makes up Stoke-On-Trent. Festival Heights Retail Park is located less than 500 yards from the property and includes major retailers such as Boots, Morrisons, Argos, McDonalds, Frankie & Benny's and more. Hanley is the commercial hub of Stoke-On-Trent and includes all major amenities such as supermarkets, shops, gyms, primary/secondary schools, restaurant, and pubs.

Longport and Stoke-On-Trent Train Stations are equidistant from the property, both 2.5 miles away, and provide commuter links to Manchester, Nottingham, Birmingham, and Derby in under an hour. Severn Street provides access to the A53 to the north, which is an arterial route close to the M6, the UK's longest motorway which runs from the Midlands to the Scottish borders.

## Opportunity Summary

- ✔ Freehold
- ✔ Vacant Possession
- ✔ Approximately 82 sq m (883 sq ft)
- ✔ Site Area of Approximately 0.016 Hectares (0.04 Acres)
- ✔ For Sale by Online Auction, If Not Sold Prior







## Planning

The property is in an area administered by Stoke-on-Trent City Council. All enquiries should be made on their website: [https://www.stoke.gov.uk/homepage/90/search\\_planning\\_applications](https://www.stoke.gov.uk/homepage/90/search_planning_applications)

## Sale Structure

The property is to be sold via LSH's online sale platform, "574". Please refer to the website ([www.574.co.uk](http://www.574.co.uk)) for instructions on bidder registration and the bidding process. The sale will be dealt by way of an auction contract. Please refer to the website listing for access to the data room, which will include the legal pack and all other relevant paperwork.

Full bidding details can be provided on request.

## Tenure

The property is held Freehold, Title No. **SF534129**.

## EPC

The Energy Performance Rating is **C72**.

## VAT

We await confirmation on the VAT position.

## Council Tax

Band A

## Viewing and Further Information

Viewing strictly by prior appointment please contact:

Harry Stevens

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574

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## On Behalf of the Joint Fixed Charge Receivers

The properties are being marketed for sale on behalf of Joint Law of Property Act Receivers therefore no warranties or guarantees in any respect, including in relation to title and/or VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



## Site Area

Site Area of Approximately 0.016 Hectares (0.04 Acres).

## Auction Sale

The property is to be sold by public online auction on the date identified on the 574 auction website: [www.574.co.uk](http://www.574.co.uk)

## Anti – Money Laundering

All bidders will be required to provide AML information in accordance with HMRC regulations prior to submitting an offer.