



Connells

Hill Street
Lye Stourbridge



Property Description

Situated in a sought-after location, this three-bedroom semi-detached home offers modern living with fantastic features, including a stylish kitchen, off-road parking, a garage, and a private rear garden.

The ground floor boasts a spacious and bright living area, perfect for relaxing or entertaining. The contemporary kitchen is fitted with sleek units and ample storage space, making it both practical and stylish.

On the first floor the property offers two well-proportioned bedrooms and a family bathroom.

The second floor includes a master suite with its own private en-suite shower room.

Externally, the home benefits from a well-maintained rear garden, ideal for outdoor dining or family activities. Off-road parking and a garage provide additional convenience.

Located close to local amenities, schools, and transport links, this home is perfect for families or professionals. Viewing is highly recommended!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

To The Front

Block paved driveway leading to the garage and small frontage leading to the entrance door.

Entrance Hallway

Double glazed door to the front elevation, wood effect flooring, stairs to first floor landing, radiator and doors to;

Cloakroom/Wc

Suite comprising; wash hand basin, wc, extractor fan and radiator. Wood effect flooring.

Lounge

12' 3" x 10' 2" (3.73m x 3.10m)

Double glazed sliding doors to the rear elevation, feature fireplace, wood effect flooring and radiator.

Kitchen

11' 7" x 8' 7" (3.53m x 2.62m)

Double glazed window to the front elevation, fitted kitchen with a range of wall and base units, worksurface with tiled splashbacks and inset sink/drain, inset oven, gas hob, cooker hood, spotlights to ceiling and tiled floor.

First Floor Landing

Stairs to second floor and doors to;

Bedroom Two

12' 2" x 8' 2" (3.71m x 2.49m)

Double glazed window to the rear elevation, wood effect flooring and radiator.

Bedroom Three

12' 2" x 7' 2" (3.71m x 2.18m)

Two double glazed windows to the front elevation, wood effect flooring and radiator.

Bathroom

Double glazed window to the side elevation, part tiled with suite comprising; Bath with shower head, wash hand basin, wc, radiator and tiled floor.

Second Floor Landing

Storage and door to;

Master Bedroom

11' 11" x 8' 8" (3.63m x 2.64m)

Double glazed window to the front elevation and radiator, door to ensuite.

Ensuite Shower Room

Velux window and suite comprising; walk in shower cubicle, wash hand basin, wc, extractor fan, radiator and tiled floor.

Garage

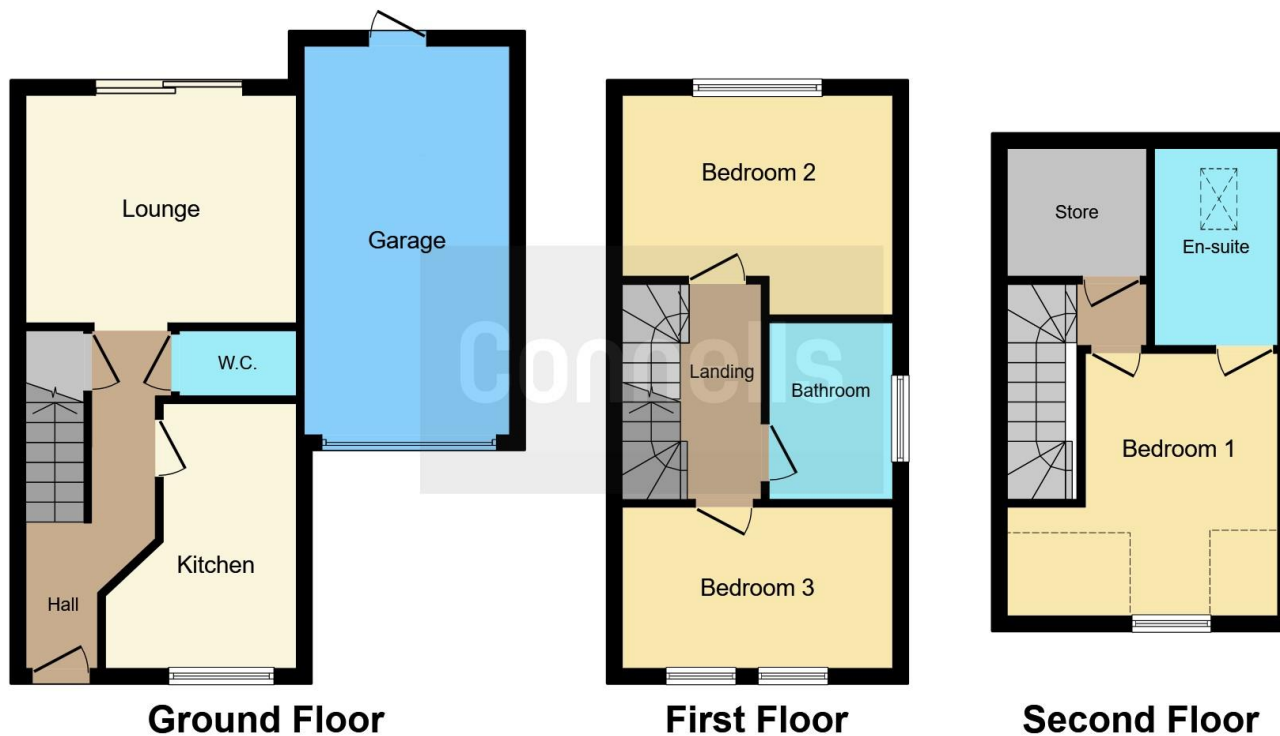
17' 5" x 9' 4" (5.31m x 2.84m)

Up and over garage door leads into the garage with lights, power and double glazed door to the rear elevation.

Rear Garden

Paved patio to the rear elevation, stone chippings and steps leading up to wooden decking area.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/SBR312586

Tenure: Freehold



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