



Connells

Fitzgerald Place  
Brierley Hill





## Property Description

Situated in a much-sought after location, this spacious three bedroom detached property offers an exciting opportunity for those looking to create their perfect family home. Set on a generous plot, the property boasts a bright and versatile layout, with ample space both inside and out to accommodate modern family living.

While the home is in need of some updating, it presents fantastic renovation potential, allowing you to add your own personal touch and truly make it your own. Located in a desirable, family-friendly neighbourhood, you'll enjoy easy access to local schools, parks, shops and excellent transport links.

## 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 to the side of the property with lawn to the front.

## Entrance Hallway

Double glazed door to the front elevation, radiator, door to lounge and stairs to first floor landing.

## Lounge

15' 8" x 11' 8" ( 4.78m x 3.56m )

Double glazed bay window to the front elevation and radiator.

## Kitchen

14' 8" x 10' ( 4.47m x 3.05m )

Double glazed window to the rear elevation, a range of wall and base units with worksurfaces and inset stainless steel sink/drainers and radiator.

## Utility

14' 3" x 7' 5" ( 4.34m x 2.26m )

Double glazed window to the rear elevation, single glazed door to the rear elevation, wall and base units and access to the garage.

## Landing



Double glazed window to the side elevation, access to loft and doors to bedrooms and bathroom

### Bedroom One

14' 7" x 8' 7" ( 4.45m x 2.62m )

Double glazed window to the front elevation and radiator

### Bedroom Two

9' 10" x 6' 11" ( 3.00m x 2.11m )

Double glazed window to the rear elevation and radiator

### Bedroom Three

7' 7" x 6' 4" ( 2.31m x 1.93m )

Double glazed window to the rear elevation and radiator.

### Bathroom

Double glazed window to the side elevation, suite comprising; bath, wc. wash hand basin and radiator.

### Rear Garden

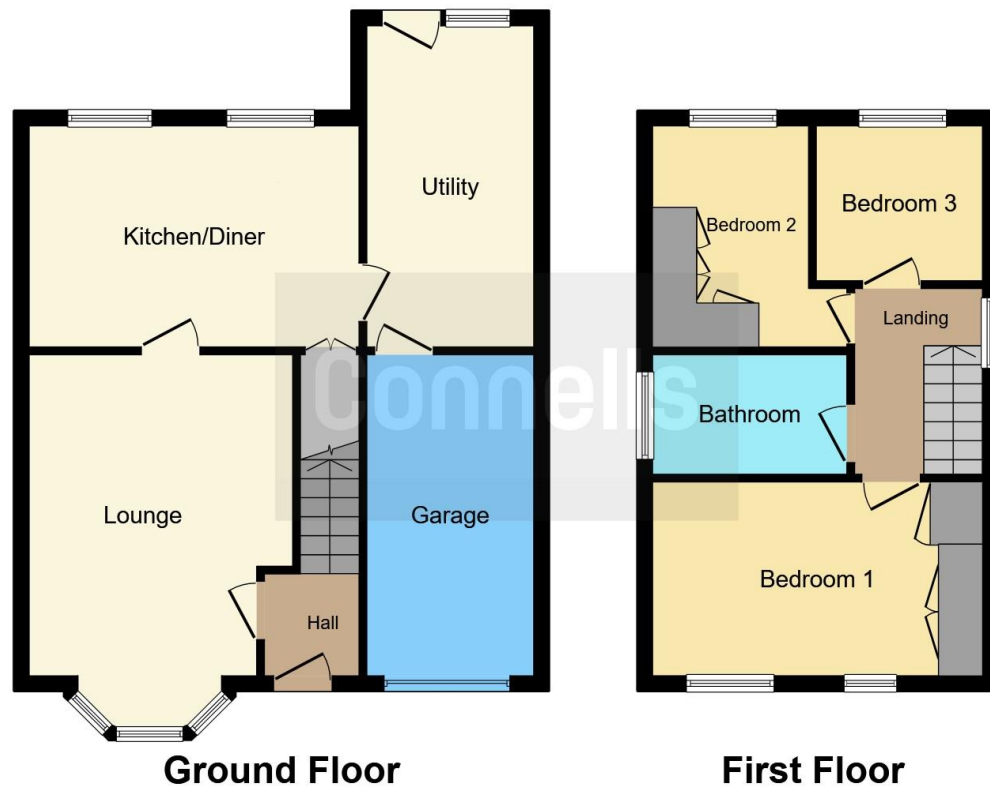
Block paving to the rear leading to the lawn.

### Garage

14' 10" x 8' 1" ( 4.52m x 2.46m )

Up and over door, lights and power.





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](http://www.focalagent.com)

To view this property please contact Connells on

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**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

EPC Rating: D

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 67.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBR312862](http://connells.co.uk/Property/SBR312862)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 30 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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