



Connells

Norton House High Street
Wordsley Stourbridge

Norton House High Street Wordsley Stourbridge DY8 5SD

for sale guide price
£189,000



Property Description

A spacious detached dormer bungalow with additional workshop needing modernisation in a popular location close to all local amenities. Briefly comprising; three reception rooms, three bedrooms, shower room, gated parking and stream and woodland to the rear.

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

A gated courtyard allowing parking for multiple vehicles, with access through to the workshop, reception room 3 or the lounge.

Entrance Hallway

Doors leading to various rooms, radiator and storage cupboards (housing central heating boiler).

Reception

17' x 8' 8" (5.18m x 2.64m)
Double glazed french doors to the side elevation, central heating radiator and door to the workshop.

Lounge

21' x 10' 8" (6.40m x 3.25m)
Double glazed french doors and windows to the front of the property, central heating radiator.

Kitchen

10' 7" x 7' 9" (3.23m x 2.36m)
Stainless steel sink and drainer, wall and base units, electric oven and gas hob with cooker hood, double glazed window to the rear elevation and door to the outside decking area.

Workshop

28' 2" x 12' 9" (8.59m x 3.89m)
Large area, perfect for renovation into a work area, storage available up above and power and lights throughout, two central heating radiators and steps to loft area

Loft Room

32' 2" x 14' 9" (9.80m x 4.50m)

With restricted headroom in areas due to pitching roof this attic has great potential to have as a third bedroom or an extra reception room, with a central heating radiator and a dormer window to the rear with views over Wordsley Brook.

Bedroom One

13' 4" x 9' 5" (4.06m x 2.87m)

Double glazed window to the rear elevation and radiator.

Bedroom Two

9' 5" x 8' (2.87m x 2.44m)

Double glazed window to the front elevation and radiator.

Bedroom Three/Study

9' 2" x 6' 6" (2.79m x 1.98m)

Perfect for an office or third bedroom with radiator.

Shower Room

Double glazed window to the rear elevation with suite comprising, shower, wash hand basin, low level wc and opening to utility area which has plumbing for washing machine.

To The Rear

A small decking area overlooking the Wordsley Brook.





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

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: G Council Tax
 Band: C

view this property online connells.co.uk/Property/SBR312911

Tenure: Freehold



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