







### Property Description

LINK DETACHED BUNGALOW SITUATED ON A CORNER PLOT IN A POPULAR LOCATION WITH NO UPWARD CHAIN BRIEFLY COMPRISING DRIVEWAY, GARAGE, LAWN TO FRONT, ENTRANCE HALLWAY, SPACIOUS LOUNGE, KITCHEN, CONSERVATORY, TWO BEDROOMS, BATHROOM AND BEAUTIFUL GARDENS TO THE REAR. THE PROPERTY IS FULLY ALARMED.

### 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

To the front of the property is a lawn with a pathway and side garden which can accommodate one car and gated access to the rear garden and garage.

### Entrance Hallway

Double glazed door to the front elevation, alarm control system, radiator, wood effect flooring, access to loft space (power, lights and loft ladders) and doors to;

### Lounge

19' 9" x 9' 6" ( 6.02m x 2.90m )  
Double glazed bow window to the front elevation and double glazed window to the side elevation, feature fireplace with inset gas fire and two radiators.

### Kitchen

8' 8" x 7' 7" ( 2.64m x 2.31m )  
Double glazed window to the rear elevation, a range of wall and base units, worksurfaces with inset sink/drainers and splashback tiling, integrated oven, electric hob, cooker hood, double glazed door leading to the conservatory and radiator.

### Conservatory

11' 2" x 8' 4" ( 3.40m x 2.54m )  
Double glazed conservatory with radiator and doors opening to the rear garden.

### Bedroom One

11' 4" x 8' 4" ( 3.45m x 2.54m )



Double glazed window to the rear elevation and radiator.

### Bedroom Two

10' 6" x 7' 9" ( 3.20m x 2.36m )

Double glazed window to the front elevation and radiator.

### Shower Room

Double glazed window to the side elevation, fully tiled with suite comprising; shower cubicle, vanity wash hand basin, wc and extractor fan.

### Rear Garden

South facing garden comprising of a patio area leading to the lawn with various plants and shrubs.

### Garage And Driveway

19' 3" x 8' 1" ( 5.87m x 2.46m )

The garage and driveway can be accessed through the garden via a back gate or from the side of the property with a further parking space.





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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EPC Rating: D    Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/SBR313013](http://connells.co.uk/Property/SBR313013)**



Tenure: Freehold



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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