



Connells

Chatsworth Mews
Stourbridge



Property Description

A THREE BEDROOMED MID TERRACED PROPERTY IN A POPULAR LOCATION CLOSE TO LOCAL SCHOOLS AND ALL AMENITIES NEARBY. OFFERED FOR SALE UNDER THE MODERN METHOD OF AUCTION WITH NO UPWARD CHAIN. Briefly comprising; lounge, kitchen diner, three bedrooms, shower room, gardens front and rear and garage.

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

Lawn to the front of the property leads to the entrance door.

Lounge

15' 1" max x 15' max narrowing to 11' 11" min (4.60m max x 4.57m max narrowing to 3.63m min)
Double glazed french doors to the rear elevation, electric wall mounted heater and gas fire. Storage cupboard.

Kitchen/Diner

14' 2" x 11' 3" (4.32m x 3.43m)
Composite door and two double glazed windows to the front elevation, a range of wall and base units with worksurfaces, one and a half bowl inset sink/drain, wall mounted electric heater, stairs to first floor landing and french doors leading to the lounge.

Landing

Access to boarded loft, wall mounted electric heater, storage cupboard housing hot water tank and doors to;

Bedroom One

10' 4" x 8' 11" (3.15m x 2.72m)
Double glazed window to the rear elevation and fitted wardrobes.

Bedroom Two

9' 9" x 8' 11" (2.97m x 2.72m)
Double glazed window to the front elevation and wall mounted electric heater.

Bedroom Three

9' 4" x 5' 11" max narrowing to 4' 9" min (2.84m x 1.80m max narrowing to 1.45m min)
Double glazed window to the rear elevation and storage cupboard.

Shower Room

Double glazed window to the front elevation, suite comprising; shower cubicle with heated shower, low level wc, vanity wash hand basin and heated towel rail.

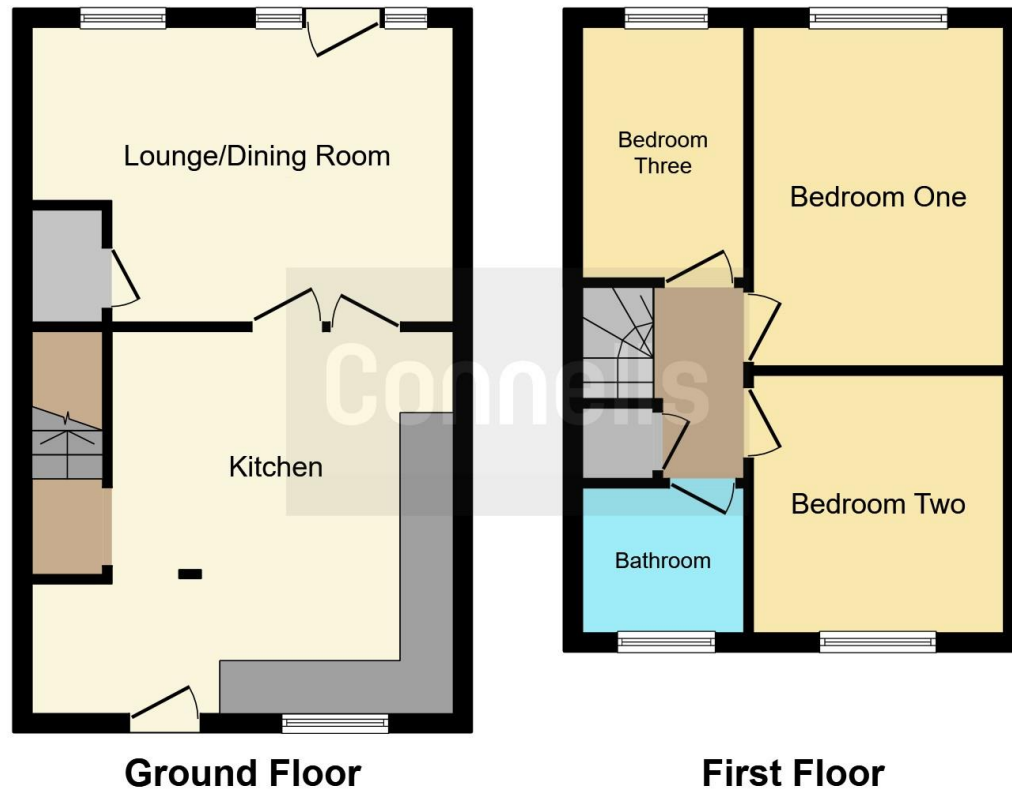
Rear Garden

Patio area leading to the lawn with gate giving rear access.

Garage

Up and over door to the front elevation, door and window to the rear elevation.





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: D Council Tax
 Band: B

view this property online connells.co.uk/Property/SBR312840



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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