



Connells

Newtown
Brockmoor Brierley Hill

Newtown Brockmoor Brierley Hill DY5 3XU

for sale guide price
£170,000



Property Description

A TWO BEDROOMED SEMI DETACHED PROPERTY IN A CENTRAL LOCATION CLOSE TO LOCAL AMENITIES AND SCHOOLS OFFERED WITH NO UPWARD CHAIN. Briefly comprising; Driveway, entrance hallway, lounge, kitchen, two bedrooms and bathroom, garden to 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

Block paved driveway to the front of the property with pathway leading to the front door and side access to the rear garden.

Entrance Hallway

Composite door to the front elevation, stairs to first floor landing, storage cupboard and radiator, wood effect flooring and doors to;

Lounge

16' 2" max narrowing to 14' 6" min x 12' 8" (4.93m max narrowing to 4.42m min x 3.86m)

Double glazed sliding door to the rear elevation, electric fire and surround, wood effect flooring and radiator.

Kitchen

12' 11" x 6' 2" (3.94m x 1.88m)

Double glazed window to the front elevation, a range of wall and base units with worksurfaces and single drainer sink, central heating boiler, wood effect flooring and radiator.

Landing

loft access, wood effect flooring, storage cupboard and doors to;

Bedroom One

13' 2" max narrowing to 11' 2" min x 12' 9" (4.01m max narrowing to 3.40m min x 3.89m)

Two double glazed windows to the rear elevation and radiator.

Bedroom Two

9' 6" plus recess x 9' 5" (2.90m plus recess x 2.87m)

Two double glazed windows to the rear elevation and radiator.

Bathroom

Double glazed window to the side elevation and suite comprising; bath with electric shower over, low level wc, wash hand basin, radiator and wood effect flooring.

Rear Garden

Patio to the rear leading to the lawn with garden shed.





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: C

view this property online connells.co.uk/Property/SBR313049



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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