



**Connells**

Balds Lane  
Stourbridge





### Property Description

A FREEHOLD MID TERRACED PROPERTY IN A CENTRAL LOCATION CLOSE TO STOURBRIDGE TOWN, CRADLEY HEATH TRAIN STATION AND HALESOWEN TOWN CENTRE. THE PROPERTY IS AVAILABLE WITH NO UPWARD CHAIN AND BRIEFLY COMPRISES OF A DRIVEWAY PROVIDING OFF ROAD PARKING, ENTRANCE HALLWAY, LOUNGE WITH BAY WINDOW, KITCHEN/DINER, THREE BEDROOMS AND BATHROOM, GENEROUS REAR GARDEN.

### 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 driveway providing off road parking and access to the front entrance and side access to the rear.

### Entrance Hallway

Entrance door to the front elevation, storage cupboard, radiator and stairs to first floor, doors to;

### Lounge

12' 4" x 9' 10" ( 3.76m x 3.00m )  
Double glazed bay window to the front elevation and radiator.

### Kitchen/Diner

15' 6" x 13' 11" max narrowing to 6' 4" min ( 4.72m x 4.24m max narrowing to 1.93m min )  
Double glazed window and french doors to the rear elevation, wall and base units with worksurface and inset single drainer sink, radiator.

### Landing

Loft access with ladders, door to central heating boiler and doors to bedrooms and bathroom.

### Bedroom One

9' 10" x 9' 10" ( 3.00m x 3.00m )  
Double glazed window to the front elevation and radiator.

### **Bedroom Two**

9' 10" x 9' 10" ( 3.00m x 3.00m )

Double glazed window to the rear elevation and radiator.

### **Bedroom Three**

8' 10" x 6' 5" plus recess ( 2.69m x 1.96m plus recess )

Double glazed window to the front elevation and radiator.

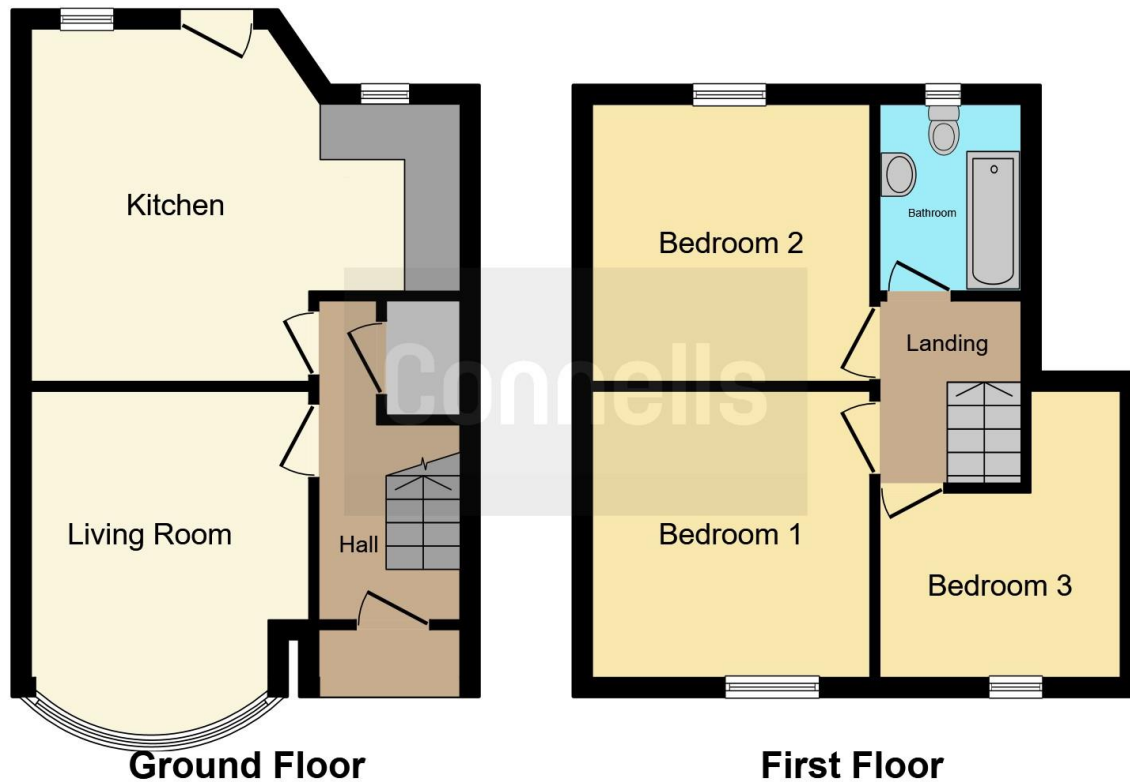
### **Bathroom**

Double glazed obscure window to the rear elevation, suite comprising; bath with overhead bath mixer shower, wash hand basin, low level wc and heated towel rail.

### **Rear Garden**

Patio to the rear leading to the lawn giving shared side access to the front of the property.





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

**T 01384 374 545**  
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11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/SBR313036](http://connells.co.uk/Property/SBR313036)**

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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