

for sale

guide price **£255,000**



**Burrows Road KINGSWINFORD DY6 8LU**

THREE BEDROOMED DETACHED HOME  
REQUIRING UPDATING IN A POPULAR  
LOCATION NEAR TO LOCAL SCHOOLS  
AND WITH AMENITIES NEARBY. SOLD  
BY THE MODERN METHOD OF  
AUCTION.





# Burrows Road KINGSWINFORD DY6 8LU

## 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



Driveway to the front with wall and iron railings providing off road parking for multiple cars.

### Entrance Hallway

Double glazed window and door to the front elevation, wood effect flooring, stairs to first floor landing, storage and door to;

### Wc

Suite comprising; wash hand basin, wc and wood effect flooring.

### Lounge

16' x 10' 6" ( 4.88m x 3.20m )

Double glazed french doors to the rear elevation, fireplace with gas fire and exposed beams, opening into;

### Dining Room

7' 11" x 7' 11" ( 2.41m x 2.41m )

Double glazed window to the rear elevation and radiator.

### Kitchen

10' 11" x 7' 11" ( 3.33m x 2.41m )

Double glazed window and door to the side elevation, wall and base units, sink/drain, tiled floor, radiator and pantry.

### Landing

Double glazed window to the side elevation, loft access with ladder, radiator and doors to bedrooms and bathroom.

### Bedroom One

10' 5" x 9' 11" ( 3.17m x 3.02m )

Double glazed window to the front elevation and radiator.

### Bedroom Two

12' 4" x 8' 1" to wardrobes ( 3.76m x 2.46m to wardrobes )

Double glazed window to the rear elevation, fitted wardrobes and radiator.

### Bedroom Three

8' 9" x 7' 11" ( 2.67m x 2.41m )

Double glazed window to the front elevation and radiator.

### Bathroom

Double glazed window to the side elevation, tiled with suite comprising; walk in multi jet power shower, wash hand basin, vanity low level wc, spotlights and extractor fan and radiator.

### Garage

17' 11" x 8' 3" ( 5.46m x 2.51m )

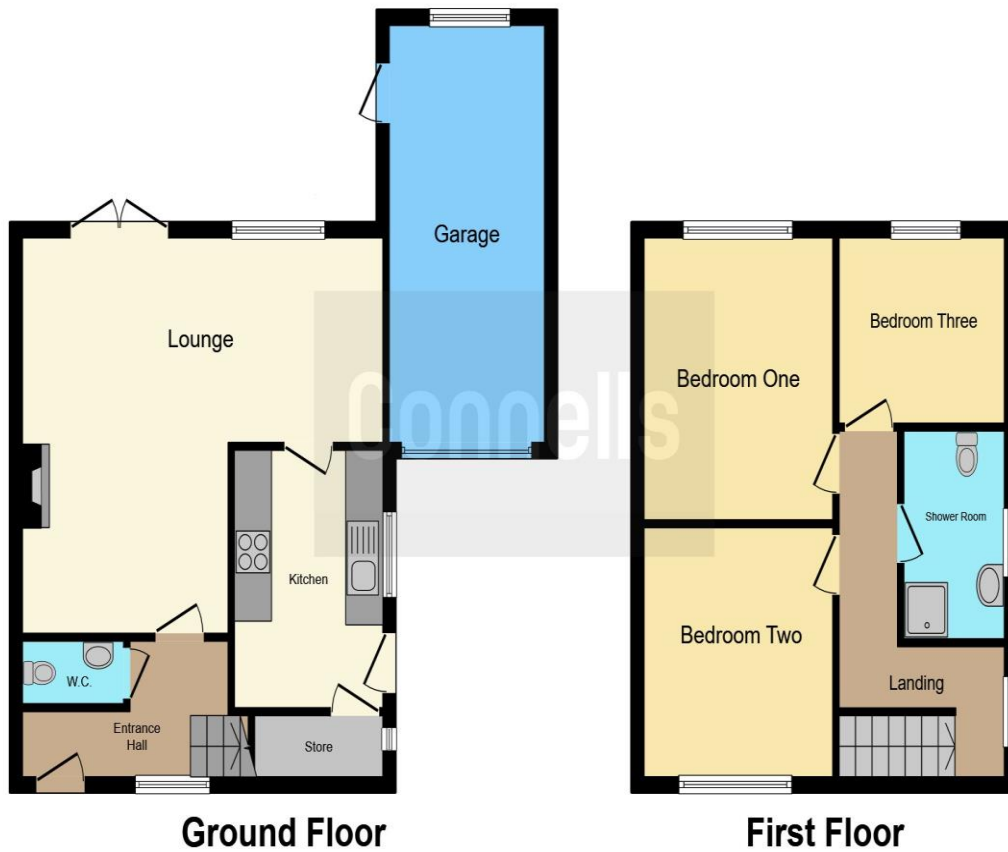
Garage doors opening to the front, double glazed window and door to the rear elevation.

### Rear Garden

The rear garden comprises of a decked patio leading to further stone pebbled area with steps down to a lower tier currently housing 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](http://www.focalagent.com)

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11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

Property Ref: SBR312546 - 0003

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

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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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