



**Connells**

John Street  
STOURBRIDGE





### Property Description

A TWO BEDROOM PROPERTY IN A POPULAR LOCATION WITH TWO RECEPTION ROOMS, A GENEROUS GARDEN AND NO UPWARD CHAIN. IDEAL FOR FIRST TIME BUYERS OR INVESTORS. Briefly comprising; Lounge, dining room, kitchen, wc, cellar, two good size bedrooms, bathroom rear garden, further benefitting from gas central heating and double glazing.

### 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

Entrance door to the front of the property and shared alleyway to the side giving access to the rear garden.

### Lounge

12' 8" x 11' 2" ( 3.86m x 3.40m )  
Entrance door and double glazed window to the front elevation, wood effect flooring and radiator opening to inner vestibule with doors to cellar and dining room.

### Dining Room

12' 8" x 12' ( 3.86m x 3.66m )  
Double glazed window to the rear elevation, door to stairs, log burner, radiator and door to rear vestibule which has tiled flooring and door to Wc and access to;

### Kitchen

12' 3" x 9' 9" ( 3.73m x 2.97m )  
Double glazed window to the rear elevation, wall and base units with single drainer sink, breakfast bar, radiator, space for washing machine, dishwasher and cooker.

### Wc

Skylight to ceiling, tiled floor, wash hand basin and low level Wc.

### Landing

Loft access, storage housing central heating boiler and doors to bedrooms and bathroom.

### Bedroom One

12' 6" x 11' 1" ( 3.81m x 3.38m )

Double glazed window to the front elevation, storage cupboard and radiator.

### Bedroom Two

12' x 9' 5" max narrowing to 7' 1" min ( 3.66m x 2.87m max narrowing to 2.16m min )

Double glazed window to the rear elevation, built in wardrobe and radiator.

### Bathroom

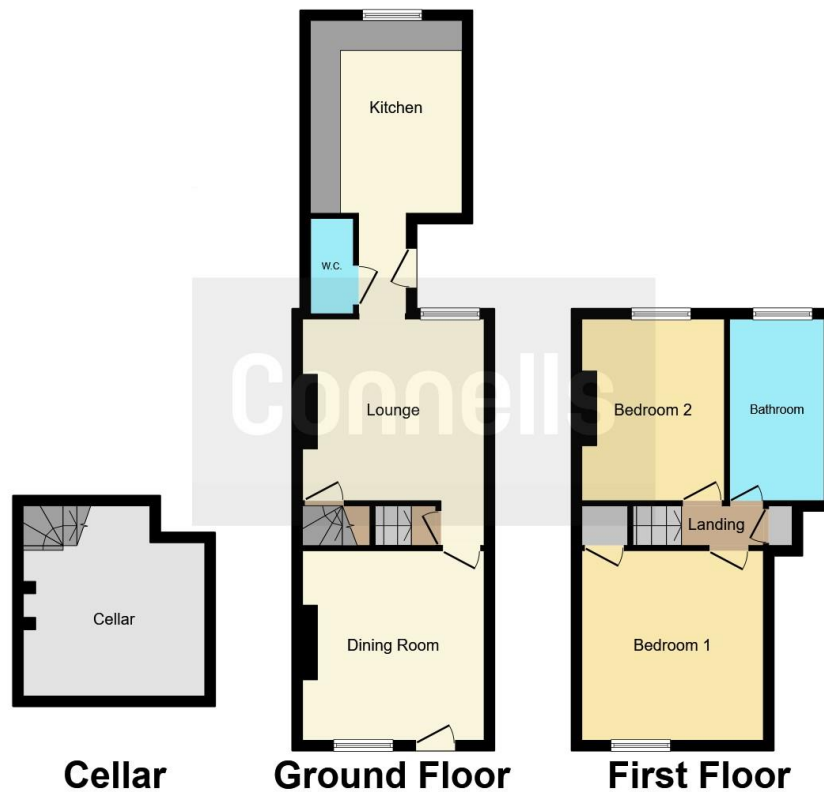
Double glazed window to the rear elevation and suite comprising; bath, shower cubicle, wash hand basin, low level Wc and heated towel rail.

### Rear Garden

Decked patio to the rear leading to the lawn and shared alleyway leading 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

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EPC Rating: D Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/SBR313093](http://connells.co.uk/Property/SBR313093)**



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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