



Connells

Lawnswood Road
Wordsley Stourbridge



Property Description

Charming three-bedroom detached dormer bungalow-sought after wordsley location.

Nestled in a quiet, highly sought-after area on the edge of the countryside, this three-bedroom detached dormer bungalow offers the perfect opportunity to create your dream home. Located in Wordsley, the property enjoys the benefits of a peaceful residential setting while still being conveniently close to local amenities, schools, and countryside walks.

Inside, you'll find a generous lounge with large windows allowing for plenty of natural light, a fitted kitchen with scope for modernisation or reconfiguration, three well-proportioned bedrooms and a family bathroom.

The exterior of the property offers a generous driveway providing off-road parking for multiple cars, a private rear garden provides a private space to unwind.

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

With conifer hedge surrounding the driveway is laid with stone chippings with an astroturf lawn to the front leading to the carport and entrance to the property.

Entrance Hallway

Double glazed door to the front elevation with glazed side panels, radiator and doors to;

Downstairs Wc

Window to the side elevation and suite comprising; wash hand basin and wc.

Lounge

16' 7" x 10' 1" (5.05m x 3.07m)

Double glazed bow window to the front elevation, double glazed window to the

side elevation, feature fireplace with inset fire and radiator.

Dining Room

10' 4" x 9' 5" (3.15m x 2.87m)

Double glazed sliding doors leading into the conservatory, radiator and stairs to first floor landing.

Kitchen

16' 8" x 8' 7" (5.08m x 2.62m)

Double glazed bow window to the front elevation, double glazed window to the side elevation, wall and base units, worksurfaces with inset sink, integrated cooker hood and radiator.

Conservatory

16' 2" x 7' 6" (4.93m x 2.29m)

Double glazed conservatory with sliding doors to the rear garden.

Wet Room

Double glazed window to the side elevation, tiled with suite comprising; shower, wash hand basin, extractor fan and radiator.

Bedroom One

21' 11" x 7' 8" (6.68m x 2.34m)

Stairs from the dining room lead up to the main bedroom which has two double glazed windows to the side elevation and radiator.

Bedroom Two

11' 2" x 10' 5" (3.40m x 3.17m)

Window to the rear elevation and radiator.

Bedroom Three

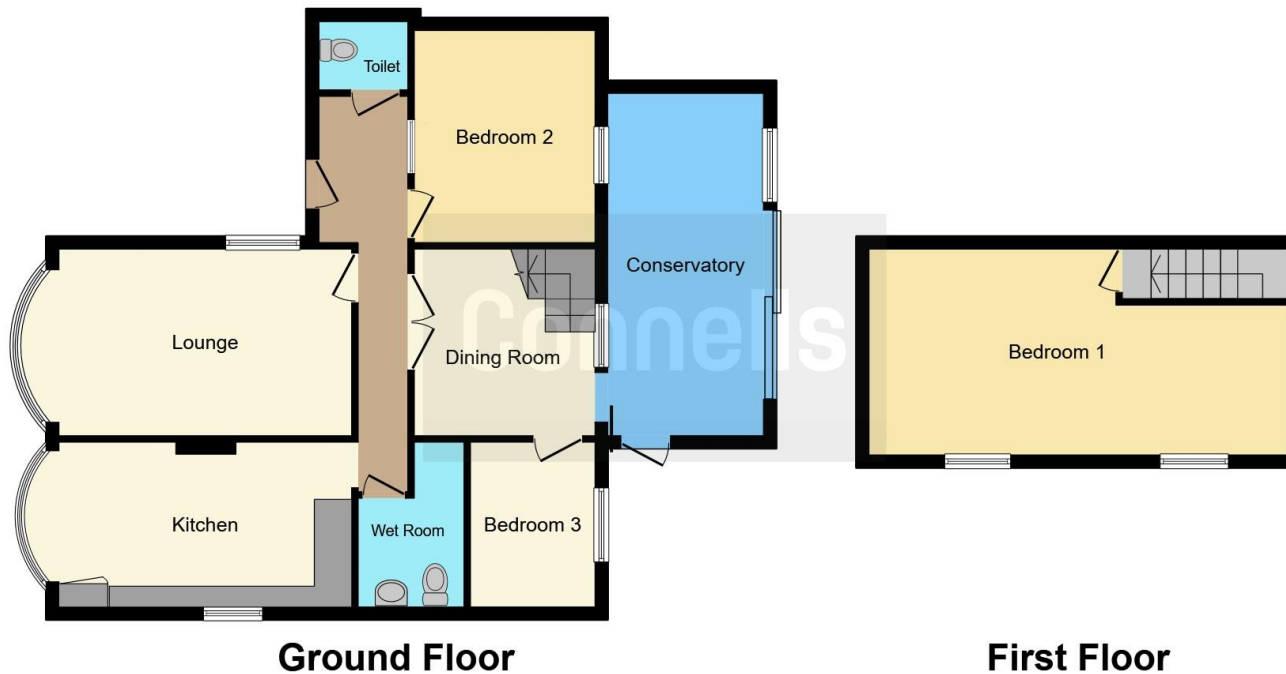
9' 2" x 8' 10" (2.79m x 2.69m)

Window to the rear elevation and radiator

Rear Garden

To the rear of the property is a patio leading to the lawn with freestanding garage.





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/SBR313209

Tenure: Freehold



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