



Milestone Drive, Hagley, Stourbridge, DY9 0LH



welcome to

Milestone Drive, Hagley, Stourbridge

A 4 Bedroom extended semi-detached property - 2 Reception Rooms - Kitchen/ Diner & Utility - Master Bedroom & En-Suite Space - Landscaped Rear Garden - Large Driveway - Highly Sought After Village Location

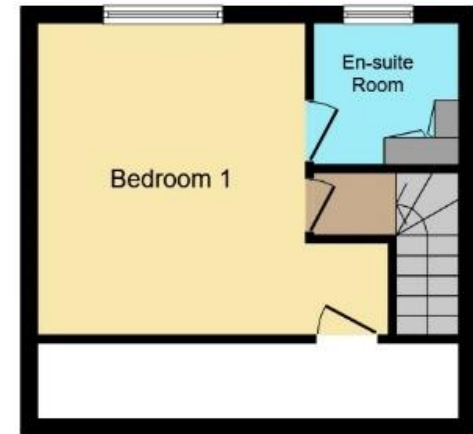




Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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 £300 inc VAT towards the preparation cost of the pack.

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.

Agent Note

The Council Tax Band is D.
Freehold Property

Entrance Porch

Access via front door, with 3 windows for maximum light, and access through to Hallway

Hallway

With access through to Kitchen and Lounge, 1 x radiator, ceiling light, and stairs to first floor.

WC

With ceiling spot lights, 1 x radiator, extractor, sink, toilet, and double glazed unit.

Lounge

11' 7" Max x 23' 2" (3.53m Max x 7.06m)
Large dual aspect Lounge, with double glazed window to front, serving hatch into Kitchen, feature gas fire place, patio doors leading out to rear garden, 1 x radiator, ceiling lights, and laminate flooring.

Kitchen

6' 10" x 11' 4" (2.08m x 3.45m)
A rear facing Kitchen, with a selection of wall and base units, double basin sink, 1 x double glazed window, a space for a cooker, and ceiling spot lighting

Utility Room

8' 3" x 11' 8" (2.51m x 3.56m)
Located off the Kitchen, with additional wall and base units, ceiling spot lighting, plumbed for washer & dryer, and access through to Reception Room/ Diner

Reception Room/ Diner

8' 5" x 13' 9" (2.57m x 4.19m)
Located at the front of the property, offering great flexibility, with laminate flooring, 1 x radiator, ceiling lighting, and a large double glazed window to front.

Landing

With stairs leading to second floor, a double glazed window, and access to bedrooms and bathroom/ WC

Bedroom 1

12' 4" Max x 11' 1" Max (3.76m Max x 3.38m Max)
A top floor bedroom with reduced ceiling height and eaves storage, a generous double bedroom, window at rear, 1 x radiator, laminate flooring, ceiling lights and access through to En-suite/ Dressing Room

En-Suite/ Dressing Room

5' 2" x 6' (1.57m x 1.83m)
Located off master bedroom, with plumbing in ready

for shower to be added, 1 x double glazed window, sink, toilet, ceiling lights, and space for wardrobes,

Bedroom 2

11' 4" x 9' 8" (3.45m x 2.95m)
A rear facing double bedroom, with laminate flooring, 1 x radiator, ceiling lighting, and double glazed window.

Bedroom3

11' 10" x 9' 8" (3.61m x 2.95m)
A front facing double bedroom, with laminate flooring, 1 x radiator, ceiling light, and double glazed window.

Bedroom4

7' 10" x 6' 2" (2.39m x 1.88m)
A front facing single bedroom, with laminate flooring, 1 x radiator, ceiling light, and double glazed window.

Bathroom

Located at the rear of the property, with vinyl tiled affect flooring, double glazed window, ceiling light, 1 x radiator, extractor, and a large double glazed window.

WC

with vinyl tiled affect flooring, ceiling light, and double glazed window.

Rear Garden

A low maintenance rear garden with raised slabbed seating area running across the rear of the property, steps leading down a large flat gravelled area, and space for Green House and Shed.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- *** NO ONWARD CHAIN ***
- 4 BED SEMI DETACHED PROPERTY

Tenure: Freehold EPC Rating: D

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAG105225 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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