



Lynwood Drive, Blakedown, Kidderminster, DY10 3JZ

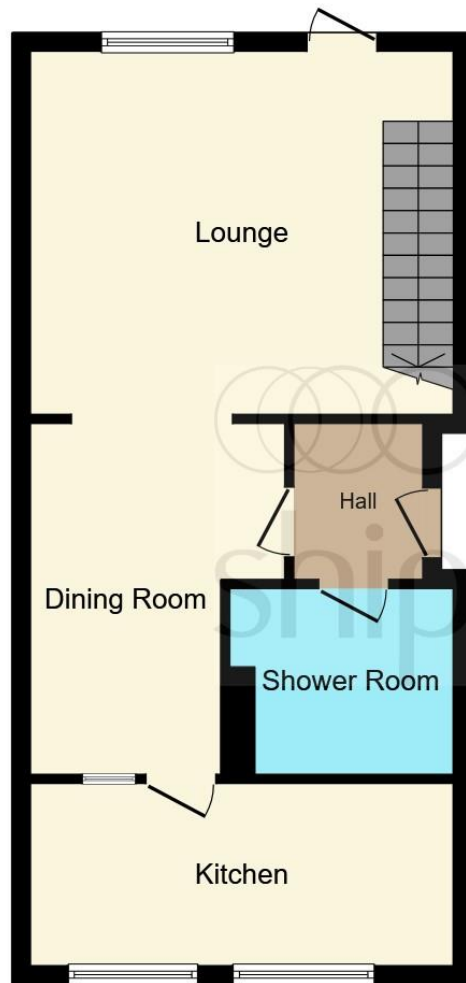


welcome to

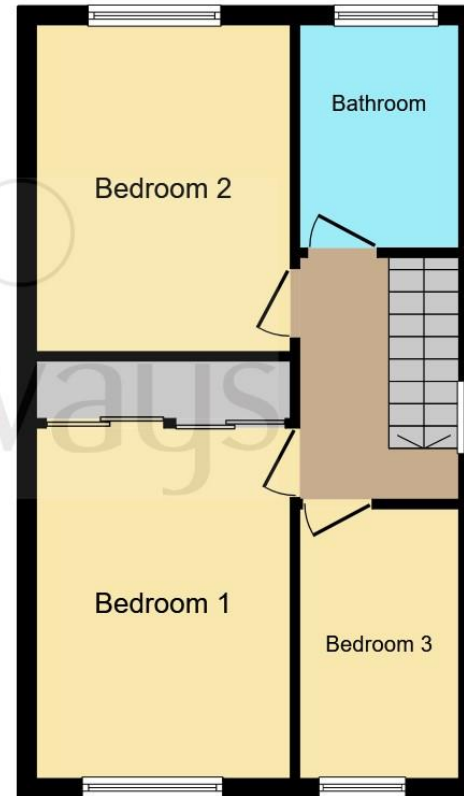
Lynwood Drive, Blakedown, Kidderminster

****NO UPWARD CHAIN****THREE BEDROOM SEMI DETACHED PROPERTY****BLAKEDOWN VILLAGE****EASY COMMUTE AND RAILWAY LINKS****WALKING DISTANCE TO LOCAL AMENITIES****DRIVEWAY AND REAR GARDEN****VIEWINGS ADVISED****





Ground Floor



First Floor

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

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 C.

Approach

Having a block paved driveway with parking for two cars, there is also lawn and hedgerow to the front of the property, a pathway with step up to the side door giving access to the entrance hallway.

Entrance Hallway

Having Front entrance door, ceiling light connection,

door to lounge and wet room and laminate flooring.

Shower Room

Having ceiling spot lights, shower area, low level W/C, pedestal wash hand basin, a heated towel rail, built in storage cupboard, full height tiling and non slip flooring.

Kitchen

15' 5" max x 6' 10" max (4.70m max x 2.08m max)
With a double glazed window, a range of wall and base units with work tops over, ceiling light connection, a stainless steel sink and drainer unit with mixer tap over, a four ring gas hob with oven and grill beneath and an extractor fan . There is space for a fridge freezer and space and plumbing for a washing machine and tumble dryer. The kitchen has tiling to splash areas

Dining Room

12' 11" max x 7' 2" max (3.94m max x 2.18m max)
Having a ceiling light connection, central heated radiator, wall light connections, laminate flooring, archway to lounge and doors to kitchen area.

Lounge

15' 1" max x 13' 7" max (4.60m max x 4.14m max)
Having a rear facing bow window and door Ft garden, wall light connections, central heated radiator, a wail mounted electric fire with granite slab and stairs to first floor.

First Floor Landing

Having a side facing double glazed window, ceiling light connection, loft access and doors to:-

Bedroom One

12' 11" Max x 9' 8" max (3.94m Max x 2.95m max)
Having a front facing double glazed window, ceiling light connection, central heated radiator and a range of fitted wardrobes.

Bedroom Two

Having a rear facing double glazed window, ceiling light connection and central heated radiator.

Bedroom Three

10' 1" max x 5' 11" max (3.07m max x 1.80m max)
Having a front facing double glazed window, ceiling light connection, central heating radiator and laminate flooring.

Bathroom

with a double glazed window, ceiling light connection, heated towel rail, built in cupboard housing combi central heated boiler, a range of fitted storage units with recessed wash hand basin .
There is a panelled bath with a shower over, low level W/C and tiling to splash prone areas.



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welcome to

Lynwood Drive, Blakedown, Kidderminster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO UPWARD CHAIN
- THREE BEDROOM SEMI DETACHED PROPERTY

Tenure: Freehold EPC Rating: Awaiting

guide price

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAG105428 - 0003

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