



Old Hall Close, Stourbridge, DY8 4JQ

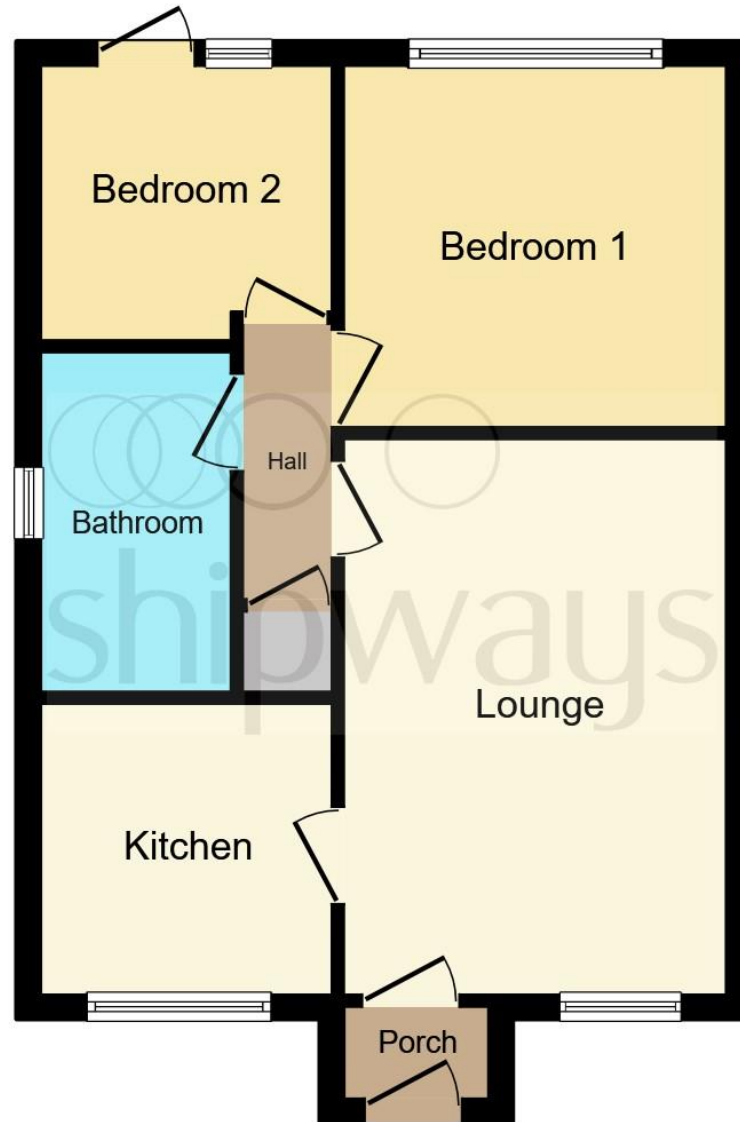


welcome to

Old Hall Close, Stourbridge

****BUNGALOW****POPULAR LOCATION****2 BEDROOMS****REFURBISHED KITCHEN & BATHROOM****DRIVEWAY****GARDEN****VIEWINGS ADVISED****





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

Council tax band is B. Property also comes with a freehold parking space in car park located next to number 19 Old Hall Close.

Approach

Paved driveway for one car, small step into front door, side access to garden to the left of property.

Lounge

13' 6" x 10' 3" (4.11m x 3.12m)

Double glazed window, central heated radiator, laminate flooring, remote controlled electric feature fireplace, door to inner hallway.

Inner Hallway

Ceiling light connection, central heated radiator, storage cupboard, loft access.

Kitchen

7' 10" x 7' 7" (2.39m x 2.31m)

Double glazed window, central heated radiator, wall and base units, tiled splash back, four ring cooker with extractor fan over, integrated fridge freezer, dishwasher and washer/dryer, ceiling light connection.

Bedroom 1

10' 2" x 10' 7" (3.10m x 3.23m)

Rear facing double glazed window, ceiling light connection, central heated radiator.

Bedroom 2

7' 7" x 8' 2" (2.31m x 2.49m)

Rear facing double glazed door and side window to garden, ceiling light connection, central heated radiator.

Bathroom

Tiled floors and walls, sink vanity with storage underneath, over head shower with glass screen cubicle and shower curtain, low level WC, central heated radiator.

Garden

Paved patio area, lawn area, shed for storage, fencing for privacy, side gate access.



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welcome to

Old Hall Close, STOURBRIDGE

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- BUNGALOW
- WELL PRESENTED

Tenure: Freehold EPC Rating: C

guide price

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAG105450 - 0010

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