



Taylors

High Street, Lye, Stourbridge, West Midlands DY9 8LF

2 1 1



This property is for sale by Modern Method of Auction (*see below*); Occupying a TRULY CONVENIENT position just off the main HIGH STREET, and therefore accessible to LOCAL SHOPS/SERVICES, PUBLIC TRANSPORT LINKS (both bus and rail), this DELIGHTFULLY PLANNED and MOST CHARMING, TWO DOUBLE BEDROOM SEMI-DETACHED HOME is planned over three floors with GAS CENTRAL HEATING and DOUBLE GLAZING, and further available with NO UPWARD CHAIN. The PLEASANT ACCOMMODATION comprises in brief, Entrance hall, lounge, dining room with door and stairs to the lower ground floor cellar, kitchen, first floor landing, TWO DOUBLE BEDROOMS and a bathroom. To the rear stands a private, low-maintenance 'COURTYARD' garden.

NOTE: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. **The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.** The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.**

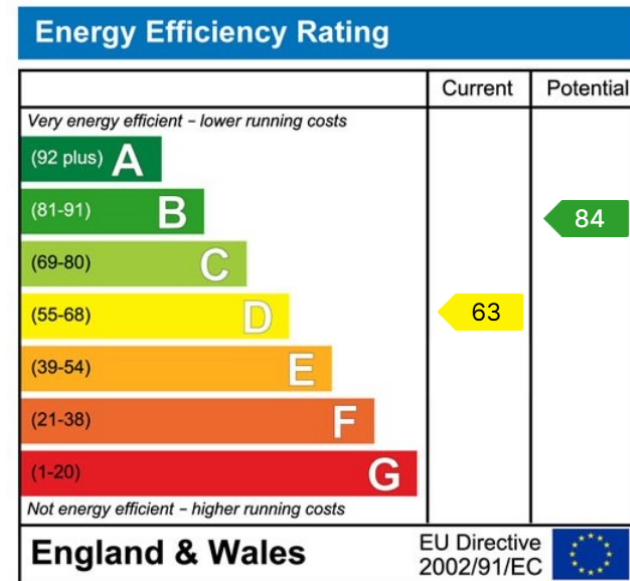
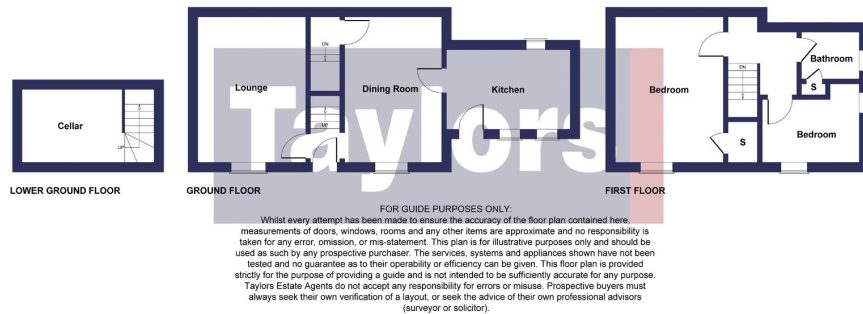
Tenure: Freehold. Construction: Standard (previous movement has occurred but remedial work done - *a certificate of structural adequacy is available*). Services: All mains services connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Flood Risk: Very Low. Council Tax Band A. EPC D.

ENTRANCE HALL - 3' 2" x 2' 10" (0.96m x 0.86m)
LOUNGE - 15' 6" x 11' 10" (4.72m x 3.60m)
DINING ROOM - 14' 1" x 12' 0" (4.29m x 3.65m)
LOWER GROUND FLOOR CELLAR - 15' 6" x 11' 6" (4.72m x 3.50m)
KITCHEN - 14' 7" x 6' 4" (4.44m x 1.93m)
FIRST FLOOR LANDING - 7' 1" x 5' 8" (2.16m x 1.73m)
BEDROOM ONE - 15' 8" x 12' 2" (4.77m x 3.71m)
BEDROOM ONE BUILT-IN STORE - 4' 6" x 3' 1" (1.37m x 0.94m)
BEDROOM TWO - 11' 10" x 9' 7" (3.60m x 2.92m)
BATHROOM - 8' 6" x 5' 6" (2.59m x 1.68m)





- ****THIS PROPERTY IS FOR SALE VIA THE MODERN METHOD OF AUCTION****
- **TWO GENEROUS RECEPTION ROOMS**
- **KITCHEN WITH BREAKFAST BAR ARRANGEMENT**
- **PRIVATE LOW-MAINTENANCE COURTYARD GARDEN**
- **DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM HOME**
- **LOWER GROUND FLOOR CELLAR**
- **TRULY CONVENIENT FOR LYE HIGH STREET, PUBLIC TRANSPORT LINKS**
- **NO ONWARD CHAIN**



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained.

FLOOR PLAN: This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.