



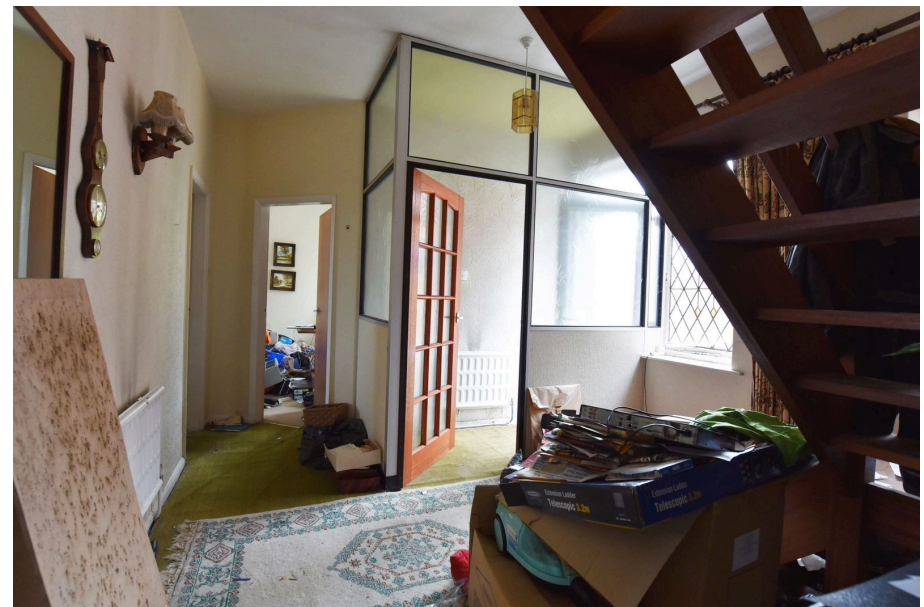
**Taylors**



**WORDSLEY, 22 Belle Vue**

Guide Price £200,000

3 1 2





This property is for sale by Modern Method of Auction and viewers/ bidders' personal data will be shared with IAM-Sold Ltd (the Auctioneer). Buyer & Seller are to complete the transaction within a 56 Day Reservation Period. If buying with a mortgage, check the properties suitability with your lender before bidding. The buyer will sign a Reservation Agreement and make payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. The Reservation Fee is paid in addition to the purchase price and is considered within the calculation for stamp duty. Buyers are to provide the Auctioneer with proof of funding and complete ID checks. Buyer also pays £349 inc VAT for a Buyer Information Pack which viewers should review fully before bidding. Where services are recommended, the Agent or Auctioneer will be paid for the recommendation. Recommended services are optional.

**A LARGE DETACHED 'DORMER' BUNGALOW** requiring full renovation and providing much potential. The property includes a **DRIVEWAY, GARAGE** and a **VERY LONG/ LARGE REAR GARDEN**, backing onto the grounds of King George V park. **NO UPWARD CHAIN.**

The accommodation comprises: reception hall, lounge with bay, separate dining room, kitchen, rear hall, **TWO GROUND FLOOR DOUBLE BEDROOMS**, bathroom, separate WC and a large first floor double bedroom.

The property also includes a **FRONT/ SIDE DRIVEWAY**, a **SINGLE GARAGE** and to the rear is a **LARGE GARDEN**, which is currently overgrown.

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band C. EPC TBA. **KINGSWINFORD OFFICE**

Reception Hall -

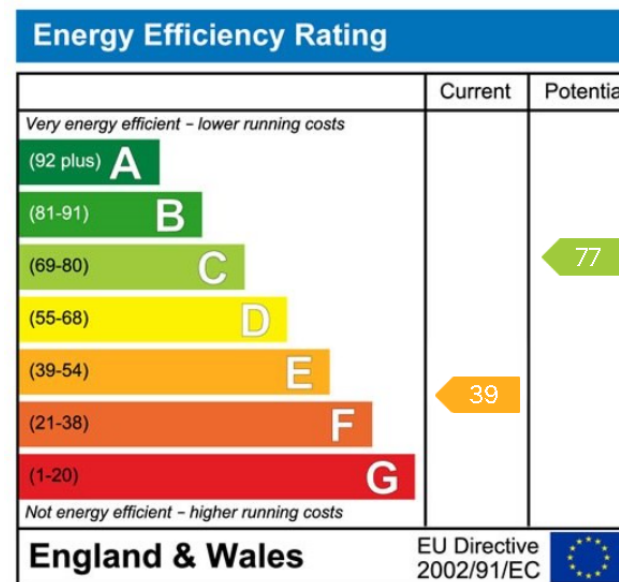
Lounge - 4.37m x 3.61m (14'4" x 11'10")

Dining Room - 3.23m x 3.02m (10'7" x 9'11")





- FOR SALE BY AUCTION
- THREE BEDROOMS
- REQUIRES COMPLETE RENOVATION
- LOUNGE & DINING ROOM
- FRONT/ SIDE DRIVEWAY
- GARAGE
- LARGE REAR GARDEN
- BACKS ONTO THE PARK
- SOUGHT AFTER LOCATION
- CONVENIENT FOR AMENITIES



**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.