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for sale

guide price **£115,000**



Salisbury Drive Kidderminster DY11 6HE

Looking for a project with potential? This spacious three-bedroom end-terrace offers the perfect opportunity to modernise, add value and create a fantastic family home.

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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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Approach

Set back from the roadside, on street parking available, gate to side offering access to rear, foot path leading to main accommodation.

Entrance Hallway

Door to front elevation, stairs rising to first floor, access to lounge.

Lounge

Having windows to both front and rear, offering ample space for both lounge and dining furniture, access to kitchen.

Kitchen

Window to rear, accessed via kitchen, doors onto utility area.

Utility Room



Offering additional storage and space for white goods, door and window to side.

First Floor Landing

Stairs rising from ground floor, storage cupboard, doors onto 3 bedrooms, bathroom and separate W.C,

Bedroom One

First of three bedrooms, having widow to front.

Bedroom Two

Second double offering ample space having window to rear.

Bedroom Three

Third generously sized room having window to front.

Bathroom

Frosted window to rear, bath, W/C, ceiling light point.

Separate Wc

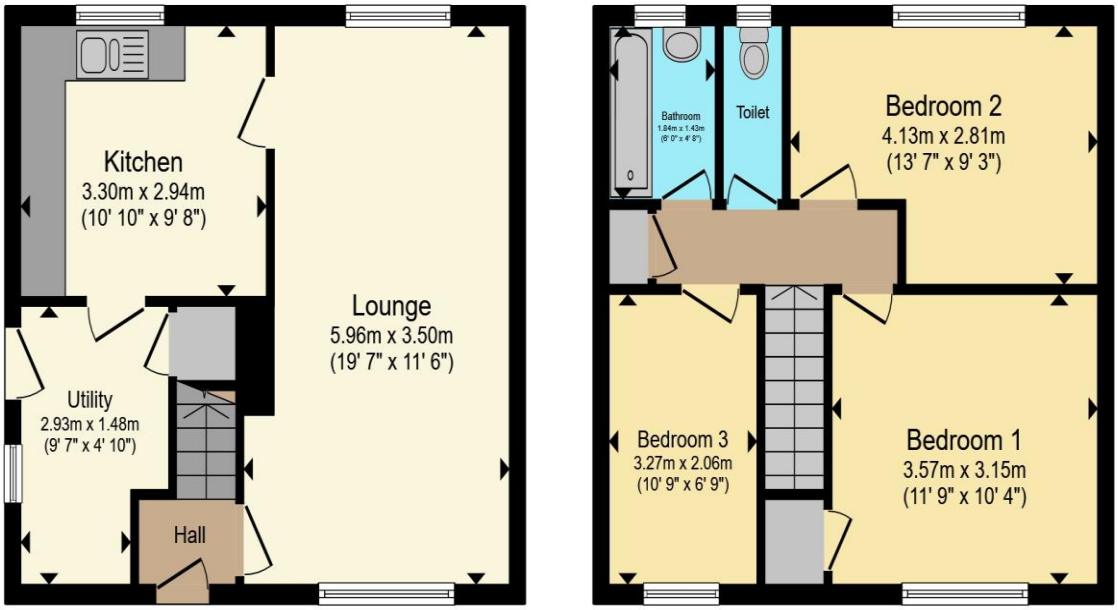
Frosted window, ceiling light point, low flush W/C.











Ground Floor **First Floor**

Total floor area 79.5 m² (856 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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Property Ref: KMR313418 - 0003

Tenure:Freehold EPC Rating: G

Council Tax Band: B

view this property online
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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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