

90 Stourbridge Road, Kidderminster

G HERBERT BANKS

EST. 1898

90 Stourbridge Road
Kidderminster
DY10 2QB

For Sale by Online Traditional Auction

An end of terrace period dwelling requiring renovation.

- Cash Buyers Only
- Kidderminster town centre location
- Reception hall, two reception rooms, long kitchen, cloakroom, cellar. Two bedrooms plus Attic room, bathroom.
- Front garden with hardstanding, long rear garden.
- In all around 1012 sq ft

Situation

A well-placed end of terrace house on the Stourbridge Road in Kidderminster. Close to a number of local amenities including schools, a Tesco store, The Rose Theatre and local amenities in Broadwaters.

Kidderminster town centre lies within walking distance/a short driving distance away. It has an extensive range of amenities including a railway station with connections to Worcester, Birmingham and London.

Description

A house with great potential providing two bedroom plus attic room accommodation including a cellar. The house is need of significant modernisation and renovation.

It is approached by an entrance hall with two reception rooms, one with brick fireplace, a long kitchen with cloakroom at one end and on the lower ground floor a cellar. On the first floor are two bedrooms together with a bathroom with wall mounted Worcester boiler and attic room to the second floor.

Outside

Lying to the front of the property is a hardstanding area with potential small garden area. There is a long partially walled rear garden.

GENERAL INFORMATION

AGENTS VIEWING NOTES

The property is in a potentially hazardous condition. Any viewing is undertaken entirely at the viewer's own risk. Viewers must exercise extreme caution and comply with all instructions given by the owner or agent.

Energy Performance

Current Rating: 57D
Potential Rating: 71C
Carried out: 16th September 2026

Services

Mains electricity and water.

Local Authority

Wyre Forest District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///rings.cycles.scare

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.







AUCTION PROCESS

Method of Sale
The property is offered for sale by Online Traditional Auction. The selling agents are using the Bamboo Auctions platform. The Auction end date is Monday 14th December 2026 at 1pm**. The vendor reserves the right to withdraw the property for sale prior to the Auction end date. For further details on the auction process and legal documents directly related to the property please view our website
90 Stourbridge Road, DY10 2QB | Bamboo Proptech

Online Traditional Auction Process
Proof of identity – under the Money Laundering Regulations 2017 it is a requirement that all potential purchasers will need to formally identify themselves. In order to place a bid through the website you will need to register online and in doing so complete the ID checks. Please note that there is no charge for registration.

Buyer's and Administration Fee
The successful bidder will be required to pay through the Bamboo Auction website the Buyer's fee in the sum of £4,800 (this is inclusive of VAT). The total deposit, payable to the vendors solicitors, will be 10% of the purchase price. There will also be a charge of £250 (this is inclusive of VAT) payable to the Seller's solicitor for searches, the Buyer is liable to pay this either on successful exchange of contractors or in the event the transaction is aborted.

Legal Pack
Copies of the Legal/Auction Pack to include special conditions of sale, are available online to download. In order to access this, prospective purchasers will need to have registered through the online platform. It remains the purchaser's responsibility to ensure that they fully understand the information provided and make all further enquiries.

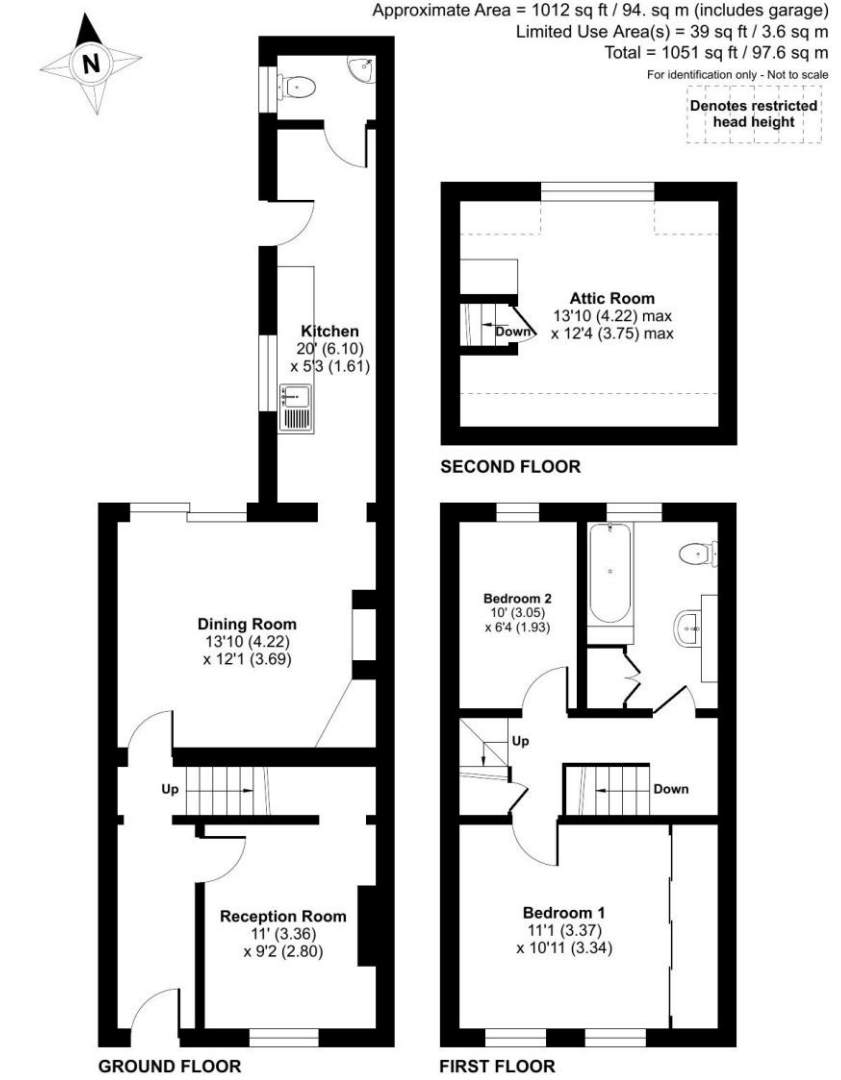
Completion Date
28 days after the Auction end date.

Traditional Online Auction Explained
For further details as to how the traditional auction works please contact the agents and ask a copy of the pdf buyers guide via email.

**If bids are received within the last 5 minutes of the 1pm deadline the closing time will be extended. For full details contact the Agent.

Stourbridge Road, Kidderminster, DY10

Approximate Area = 1012 sq ft / 94. sq m (includes garage)
Limited Use Area(s) = 39 sq ft / 3.6 sq m
Total = 1051 sq ft / 97.6 sq m
For identification only - Not to scale
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for G Herbert Banks LLP. REF: 1523199

G HERBERT BANKS
EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk
The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB

RICS AMC AGENT
arla | propertymark PROTECTED
naea | propertymark PROTECTED

AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.


3M





