

148 King William Street, Stourbridge, West Midlands, DY8 4EP



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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

****TO BE SOLD THROUGH MODERN METHOD OF AUCTION****

A well maintained two bedroom terrace property located in this convenient location close to many amenities to include shops, schools and public transport links providing easy access to Stourbridge, Wollaston and Merry Hill Shopping Centre. The property briefly comprises; lounge, dining room, re fitted spacious kitchen, bathroom, and two double bedrooms to the first floor. The property further benefits from having gas central heating, double glazing and rear garden. VIEWING HIGHLY RECOMMENDED. IDEAL FOR FIRST TIME BUYERS OR INVESTORS. EPC: D

Guide Price £150,000 - Freehold

Hicks Hadley



Approach

With steps up to porch with UPVC door and double glazed windows to front and side and door to;

Lounge 11'05" x 10'05" (3.48 x 3.18)

Having double glazed window to front elevation, central heating radiator, ceiling light point and two wall lights.

Inner Lobby

With door to cellar

Dining Room 11'05" x 12'11" (3.48 x 3.94)

Having double glazed window to rear elevation, central heating radiator, ceiling light point, door to staircase and door to;

Refitted Kitchen 20'09" x 7'00" (6.32 x 2.13)

Spacious kitchen with a range of base units with work surfaces over, one and a half bowl sink unit, tiled splash backs, matching wall units, breakfast bar, spot lighting to ceiling, integrated electric cooker, gas hob with extractor over, two central heating radiators, tiled flooring, double glazed window to side elevation, door to rear garden and door to;

Bathroom

Having panel bath with shower over, pedestal wash hand basin, low flush WC, half tiled walls, central heating radiator, spotlighting to ceiling, tiled flooring, cupboard housing central heating boiler and obscured double glazed window to rear elevation.

Landing

With doors off;

Bedroom One 11'05" x 13'00" (3.48 x 3.96)

Spacious double bedroom with central heating radiator and double glazed window to rear elevation.

Bedroom Two 11'05" x 10'05" (3.48 x 3.18)

Double bedroom with central heating radiator and double glazed window to front elevation.

Outside

To the rear of the property is a block paved pathway leading to garden with artificial turf.

Agents Note

All main services are connected (Gas/Electric/Water).

Broadband/Mobile coverage- please check on link: - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: D

Tenure Information: FREEHOLD

All information has been provided by the vendor, Please confirm details with a chosen solicitor.

Council Tax Band: A

Auctioneer Comments



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in



which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

