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for sale

guide price **£160,000**



Harold Evers Way KIDDERMINSTER DY10 2HG

Requiring some modernisation but presenting an exciting opportunity. This three bedrooms mid terrace is packed with huge potential and offers generous living space throughout.

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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 behind a driveway, door onto enclosed porch.

Enclosed Porch

Door onto front and opening onto ground floor reception.

Ground Floor Reception,

Located on the ground floor, the first of two receptions rooms, with opening onto kitchen, stairs rising to first floor, window to front, wood effect floor, panelled radiator, ceiling light point.

Kitchen

Having a range of wall and base units, space for white goods and gas cooker point, inset sink and drainer, ceiling light point, door onto conservatory.



Conservatory

Accessed via the kitchen and opening onto the garden, offering an ideal dining space.

First Floor

First Floor Reception

Offering versatility depending on requirements having window to front, wood effect floor, panelled radiator, ceiling light point, stairs rising to second floor, doors onto third bedroom and shower room.

Bedroom Three

Window to rear, wood effect floor, wall mounted boiler, panelled radiator, ceiling light point.

Shower Room

Frosted window to rear, shower cubicle, low flush W/C, wash hand basin, panelled radiator, part tiled walls, ceiling light point.

Second Floor

Bedroom One

Double bedroom having window to rear, benefiting from WC, panelled radiator, wood effect floor, ceiling light point.

W/C

Low flush W.C, wash hand basin.

Bedroom Two

Second double having window to front, ceiling light point, panelled radiator.

Rear Garden

Acessed from porch, having patio area which offers an ideal space for table and chairs, further garden benefiting from artificial turf.











Total floor area 107.4 m² (1,156 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

T 01562 682 14
E kidderminster@connells.co.uk

28-29 Worcester Street
KIDDERMINSTER DY10 1ED

Property Ref: KMR313403 - 0003

Tenure:Freehold EPC Rating: C

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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