





### Property Description

A good size semi detached property available with no upward chain delay. In need of updating but with double glazing and gas central heating system. Available at a great price for a quick sale. Situated in Kingswinford with ample schools and shops very close by.

### 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.

### To The Front

Driveway with lawn to side. Gate to side access.

### Hallway

Double glazed front door gives access to hallway with stairs off and door to;

### Lounge

Double glazed window to front elevation, radiator, fireplace and doorway to;

### Dining Room

Double glazed window to rear elevation, radiator and doorway to;

### Kitchen

Double glazed window to rear elevation and door to side elevation. A range of wall and base units. Work surfaces incorporating sink unit. Provision for domestic appliances.

### Landing

Double glazed window to side elevation, loft access, airing cupboard housing combination boiler and doors to;

### Bedroom One

Double glazed window to front elevation and radiator,

## Bedroom Two

Double glazed window to rear elevation and radiator,

## Bedroom Three

Double glazed window to front elevation and radiator,

## Bathroom

Double glazed window to rear elevation and radiator Shower cubicle and wash hand basin,

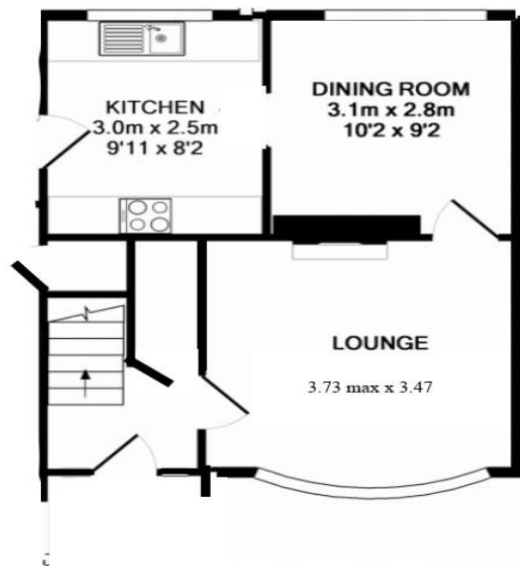
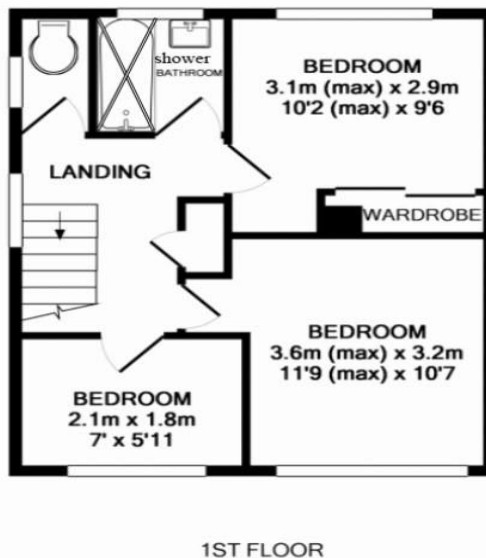
## Separate Wc

Double glazed window to rear elevation and radiator. Low flush wc.

## Rear Garden

Fully enclosed rear garden with patio leading to lawn with flower and shrub borders.





To view this property please contact Connells on

**T 01384 374 545**  
**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

EPC Rating: E Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/SBR313808](https://www.connells.co.uk/Property/SBR313808)**

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: SBR313808 - 0004