



Connells

Church Road
Lye Stourbridge



Property Description

An opportunity to buy a two bedroom detached bungalow in a secluded position.

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

Generous printed concrete driveway to the front of the property providing off road parking leading to the garage. with further front paved area.

Entrance Porch

Double glazed doors lead into the entrance porch giving access to;

Entrance Hallway

Radiator, loft access and doors to;

Lounge

Double glazed window to the front elevation, radiator, gas fire and door to;

Kitchen

Double glazed window and door to the rear elevation, wall and base units, door to the side elevation, worksurfaces, gas hob, electric oven and cooker hood, radiator.

Conservatory

Double glazed conservatory to the rear with door to the side elevation and radiator.

Bedroom One

Double glazed window to the rear elevation, fitted wardrobes and overbed units, radiator.

Bedroom Two

Double glazed window to the front elevation, fitted wardrobes with overbed units and radiator.

Shower Room

Double glazed window to the rear elevation, vanity units housing wash hand basin and low level wc, electric shower and a recently fitted combination boiler.

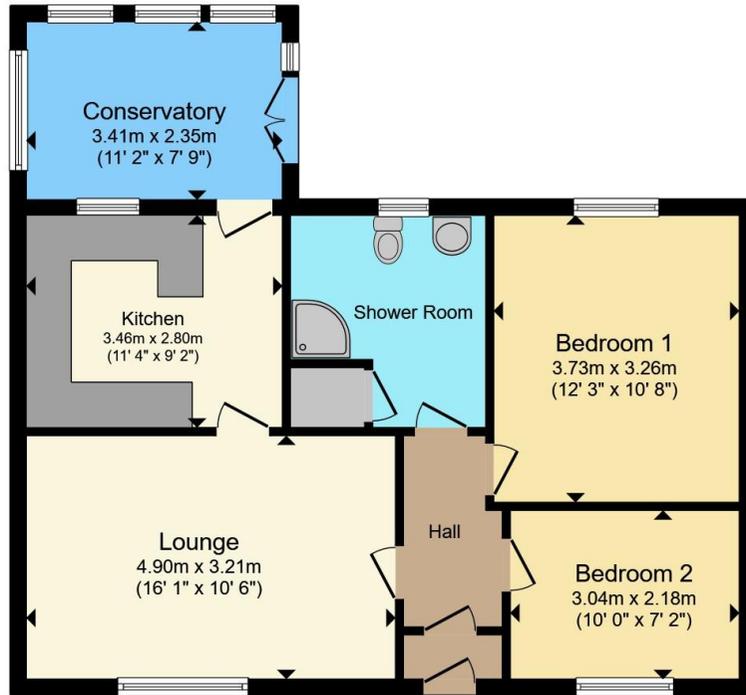
Rear Garden

A side gate leads to the rear garden which is paved for easy maintenance.

Detached Garage

An up and over door leads into the garage which has a double glazed window to the side elevation.





Floor Plan

Total floor area 66.5 m² (715 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



To view this property please contact Connells on

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11B St. Johns Road
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EPC Rating: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/SBR313438

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.

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