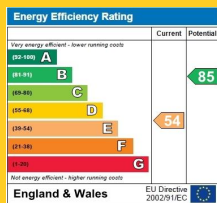




## Mount Road, Kidsgrove, Stoke-on-Trent ST7 4AY



# £173,000

Previously offered for sale at Auction. Now available at the reserve price.

A three bedroom semi-detached property and adjoining plot with planning permission for a two bedroom detached property. Application number 16/00104/FUL.

To view: 01782 784442  
[kidsgrove@bjbmail.com](mailto:kidsgrove@bjbmail.com)



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### Entrance Hall

Entered via a UPVC front door. Stairs to first floor.

### Lounge

Double glazed window to the front elevation. Radiator.

### Dining Room

Double glazed window to the front elevation. Radiator.

### Kitchen

Fitted with a range of modern wall and base units with work surface over incorporating sink unit and drainer. Matching breakfast bar. Integrated electric oven and hob. Two double glazed windows to the side elevation. UPVC door giving access to the side of the property. Radiator.

### Bedroom One

Double glazed window to the front elevation. Radiator.

### Bedroom Two

Double glazed window to the rear elevation. Radiator.

### Bedroom Three

Double glazed window to the front elevation. Radiator.



### Bathroom

Modern white suite comprising; low level WC, pedestal hand wash basin and panelled bath. Double glazed window to the rear elevation.

### External

The property has gardens to the front, rear and side with the side plot having planning permission for a two bedroom detached property. Application number 16/00104/FUL.

### Common Auction Conditions

This property is sold subject to our Common Auction Conditions (a copy is available on request).

### Buyers Administration Fee

A buyers administration fee of £840 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

### Legal Pack

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website [www.buttersjohnbee.com](http://www.buttersjohnbee.com). Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendors solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

### Viewing Schedule

This property is listed on our viewing schedule which can be found in the auction catalogue or on our web site.

### Internet, Telephone & Proxy Bidding

Interested in this lot but cant attend the auction? You can bid by internet, telephone or by proxy by pre-registering with our auction department on 0800 090 2200 or email [auction@bjbmail.com](mailto:auction@bjbmail.com). Further details are available in the catalogue.



## **Addendum**

Check the latest addendum at [buttersjohnbee.com](http://buttersjohnbee.com) for any alterations or changes to the catalogue.

## **Guide Price**

An indication of the sellers current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## **Reserve Price**

The sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## **Money Laundering Regulations**

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

### **IMPORTANT NOTICE**

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.