

For Sale

guide price **£85,000**



Wood Street Kidderminster DY11 6UF

Ideal investment property located in the heart of Kidderminster, with amenities within walking distance.

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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.

Lounge

Offering fitted carpet, ceiling light point, a fireplace and a double glazed window to the front.

Kitchen

Offering wall and base units and ample work surface space. Inset sink and drainer unit, integrated eye-level oven and grill and space for a washing machine. Vinyl flooring, partially tiled walls, ceiling light point and a double glazed window and door to the rear.

Lean To

Offering tiled flooring, wall lighting and French doors into the rear garden.

Cellar

Additional storage space with lighting.



First Floor

Bedroom

Double bedroom offering built-in wardrobes, fitted carpet, ceiling light point and a double glazed window to the front.

Dressing Room

Offering fitted carpet, a radiator and a ceiling light point. Frosted window into the shower room.

Shower Room

Comprising a wash hand basin with storage, WC and a corner shower cubicle. Vinyl flooring, partially tiled walls, ceiling light point, a radiator and a double glazed frosted window to the rear.

Outside

Rear Garden

Patio area and a neat lawn beyond with an established bedding border to one side and a paved path to the adjacent side leading to a further patio area with a wooden pergola.



To view this property please contact Connells on

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28-29 Worcester Street
KIDDERMINSTER DY10 1ED

Property Ref: KMR313091 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: A

view this property online
connells.co.uk/Property/KMR313091



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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