

Connells

Castle Road
Cookley Kidderminster

Castle Road
Cookley Kidderminster DY10 3TD

For Sale guide price
£225,000







Property Description

Situated within the highly desirable village of Cookley, this three-bedroom semi-detached home presents an exciting opportunity for buyers seeking a property with substantial potential. Requiring modernisation throughout, the property offers well-proportioned accommodation, a garage, and excellent scope to create a fantastic family home.

Occupying a sought-after residential location close to local amenities, schools and transport links, this is a rare chance to secure a property where vision and investment can be truly rewarded.

The accommodation briefly comprises of a substantial lounge positioned to the front of the property. A separate dining room provides an excellent entertaining space and creates al link through to the kitchen. Adjacent to the kitchen is a convenient ground floor W.C.

To the first floor are three bedrooms, including two well-proportioned doubles and a further single bedroom. The family bathroom serves all bedroom.

Externally, the property is complemented by a garage and substantial garden.

Cookley remains a highly sought-after village thanks to its range of local amenities, reputable schooling, picturesque surroundings and excellent transport links to Kidderminster.

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 block paved front garden, foot path leads to main accommodation, gate to side offering access to garden.

Entrance Hallway

Door to front, stairs to first floor, door onto lounge.

Lounge

Window to front, wood floor, panelled radiator, ceiling light point, feature fire surround, door onto dining area.

Dining Area

Linking the lounge to kitchen, offering space for table and chairs, having window to side, ceiling light point, radiator, patio doors onto kitchen.

Kitchen

Having window to rear, a range of wall and base units, space for white goods, electric hob with cooker beneath and cooker hood above, part tiled walls and floor, ceiling light point, door onto utility/ side entrance and ground floor W.C

Ground Floor W/C

Low flush W/C, wash hand basin, panelled radiator, part tiled walls, ceiling light point.

First Floor Landing

Stairs rising from ground floor, window to side, storage cupboard over the stairs, wood floor, doors onto 3 bedrooms and bathroom.

Bedroom One

Double bedroom having window to front, panelled radiator, ceiling light point,

Bedroom Two

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

Bedroom Three

Window to rear, panelled radiator, ceiling light point, fitted carpet.

Bathroom

Frosted window to front, bath with shower over, wash hand basin, panelled radiator, part tiled walls, ceiling light point.

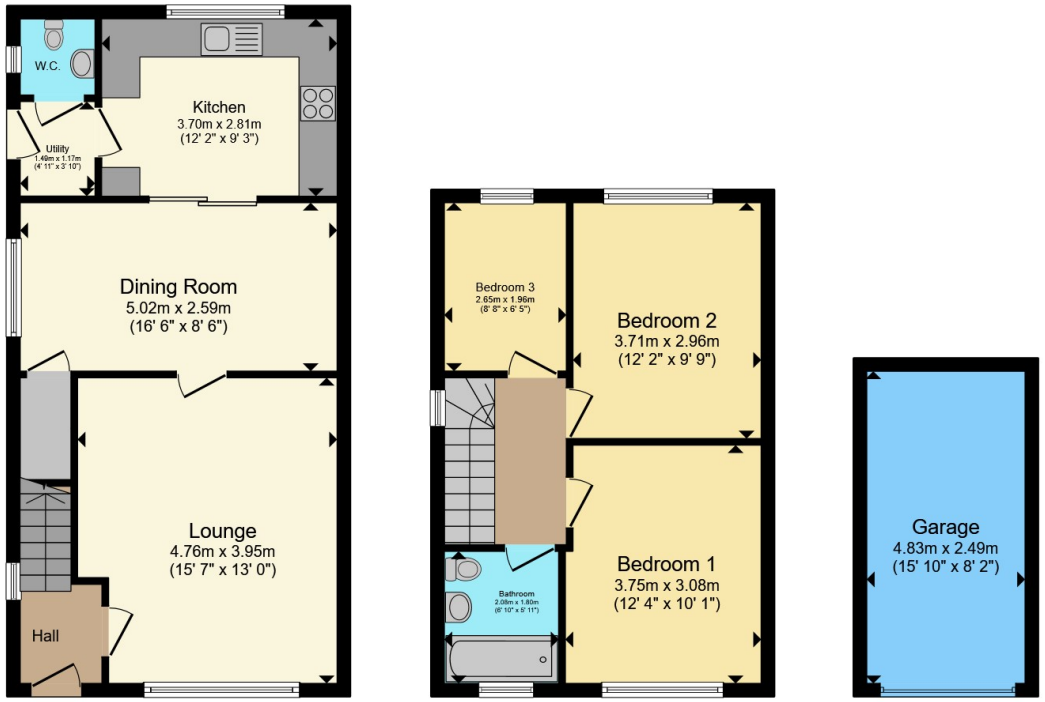
Rear Garden

Patio area offering an ideal space for table and chairs, further garden laid to lawn, foot path leading to rear and to garage.

Garage











Total floor area 102.0 m² (1,098 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

Connells

To view this property please contact Connells on

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

28-29 Worcester Street
KIDDERMINSTER DY10 1ED

EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/KMR313464

Tenure: Freehold

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.