

AP MORGAN



Bagley Street, Stambermill, Stourbridge
Guide Price £120,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- This Property is Being sold by AP Morgan Modern Method Auction.
- Two double bedrooms
- Generous sized lounge
- Spacious kitchen
- Downstairs bathroom
- Low maintenance rear patio
- On-street parking

Description:

This Property is Being sold by AP Morgan Modern Method Auction.

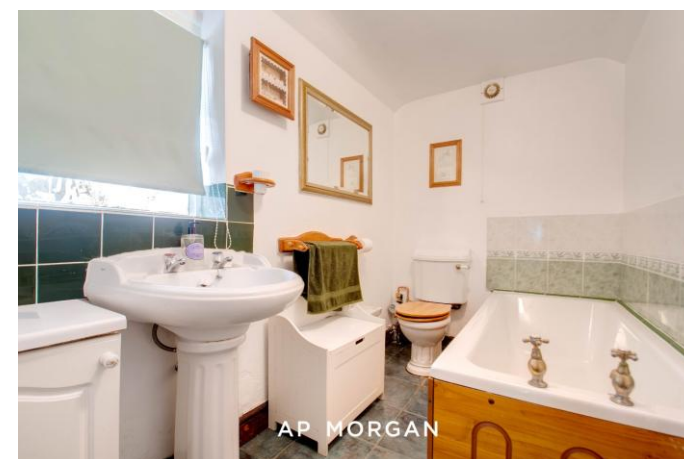
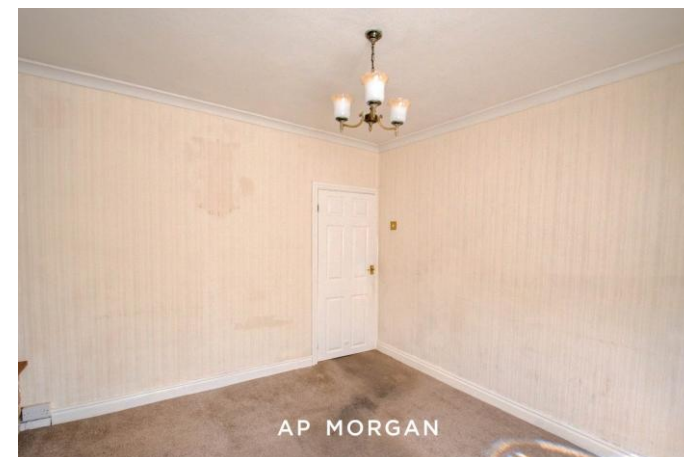
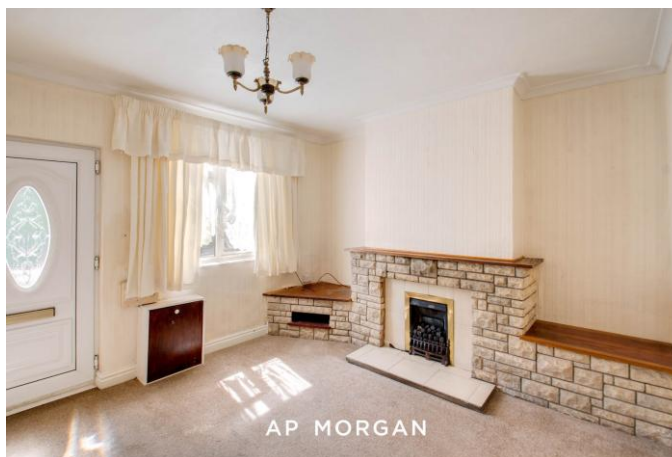
Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

Being sold by the Modern Method of Auction, this mid-terraced property presents an excellent opportunity for refurbishment, whether as a home or a buy-to-let investment. The property offers two spacious double bedrooms, a generous lounge, a ground-floor bathroom, a low-maintenance rear patio, and on-street parking. It is situated in the popular area of Lye, Stourbridge.

Upon entering, you are welcomed into a spacious lounge with ample room for comfortable living. This leads to a small inner hallway, which provides access to the staircase rising



to the first floor and the kitchen. The kitchen is fitted with worktop and storage space and offers room for freestanding appliances and a dining table. From here, there is access to a rear porch, which includes a storage cupboard and a door leading onto the patio, as well as access to the bathroom, which is fitted with a bath, wash basin, and WC.

On the first floor are two bedrooms. Bedroom One is a generous double room with ample space for storage furniture, while Bedroom Two is a further double bedroom benefiting from a built-in storage cupboard.

The rear patio is low maintenance and features a gate providing access to a shared passageway leading to the front of the property.

Situated in a popular and convenient location, the property is within easy reach of a wide range of shops, supermarkets, pubs, restaurants, schools, and transport links. Stourbridge town centre is just a short distance away, and both Stourbridge Town railway station and the bus station are within walking distance.

Details:

Lounge 11' x 3.61 (3.35m x 3.61) Both Max

Kitchen 9'7" x 11'10" (2.92m x 3.6m) Both Max

Porch

Bathroom 9'3" x 5'3" (2.82m x 1.6m)

Bedroom One 11' x 11'10" (3.35m x 3.6m)

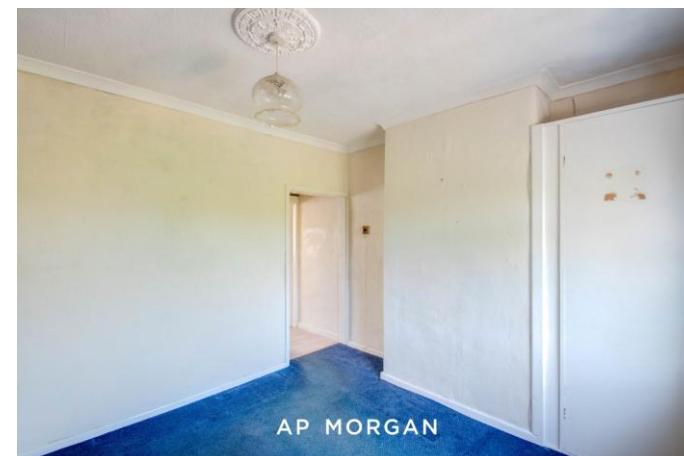
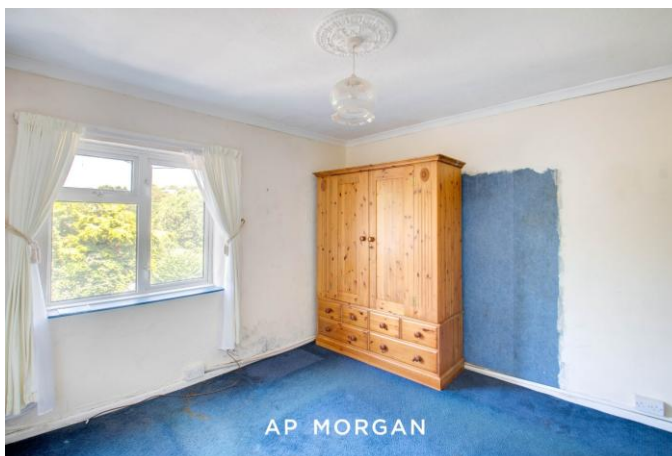
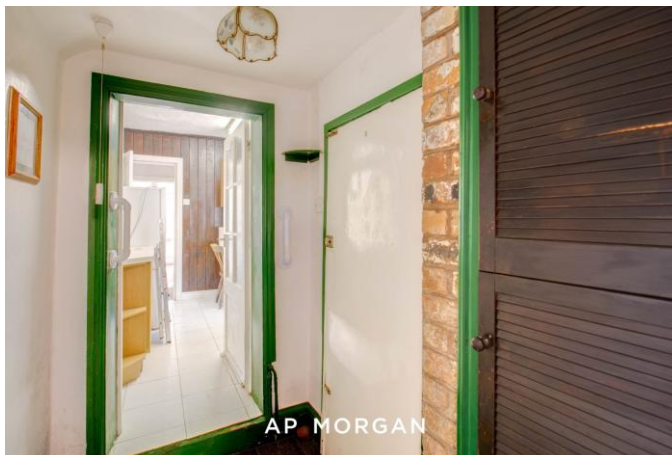
Bedroom Two 9'9" x 11'10" (2.97m x 3.6m)

EPC Rating: E

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

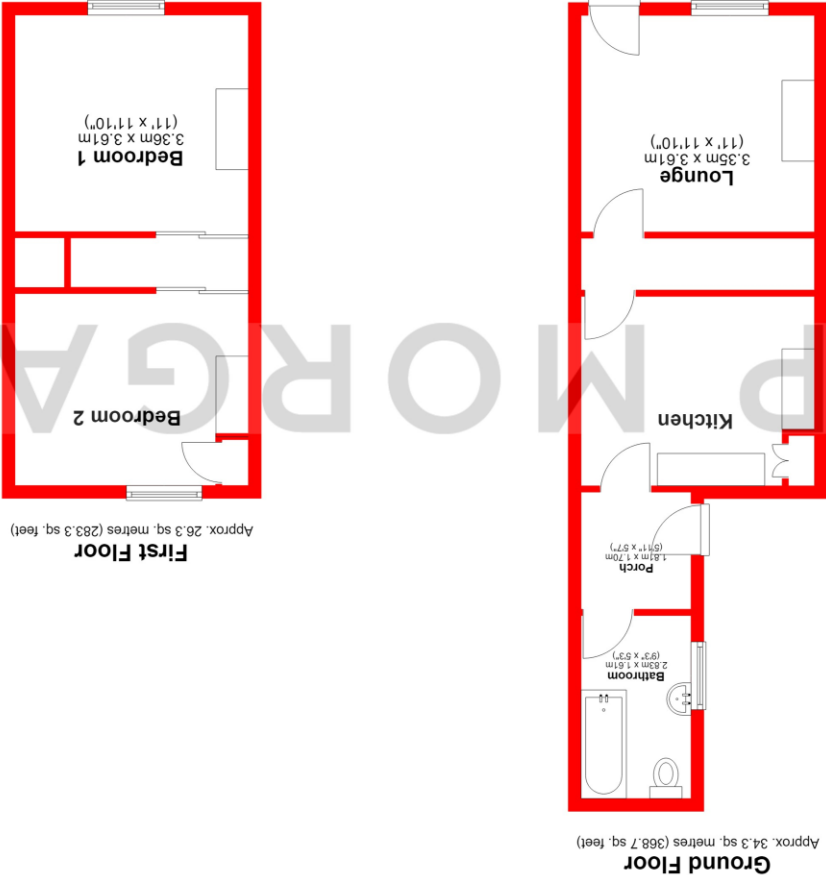
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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