

**AP MORGAN**

**Witton Street, Norton, West Midlands**  
Guide Price £180,000





### Features:

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- Three bedroom semi detached
- Traditional property
- Lots of potential to modernise
- Cellar
- Council Tax Band - C

### Description:

\*\*\*No onward chain\*\*\*

Presenting this extended three-bedroom semi-detached traditional home located within the highly sought-after location of Norton, Stourbridge. There is plenty of opportunity to extend/modernize according to your needs (STPP).

Situated over the road from the beautiful Mary Stevens Park, as well as being surrounded by popular schools in and around the area. 1.5 miles from Stourbridge town centre and train station for amenities and transport links into Birmingham city centre.

Inside, the layout comprises two reception rooms, access to the cellar, kitchen, bathroom, and a separate WC with access to the rear garden. Upstairs are three double bedrooms.

Outside, to the front of the property is a dropped curb with an opportunity for off-road parking (STPP). There is gated side access to the rear, of which is a good-sized, south-facing lawned garden.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the





service is taken. Payment varies but will be no more than £450. These services are optional.

**Details:**

**Reception Room** 10'11" x 11'11" (3.33m x 3.63m)

**Cellar** 10'10" x 11'10" (3.3m x 3.6m)

**Reception Room** 11' x 11'11" (3.35m x 3.63m)

**Kitchen** 9'6" x 6'11" (2.9m x 2.1m)

**Bathroom** 8'11" x 4'2" (2.72m x 1.27m)

**WC** 5'2" x 2'8" (1.57m x 0.81m)

**First Floor Landing**

**Master Bedroom** 11' x 12' (3.35m x 3.66m)

**Bedroom Two** 10'11" x 8'11" (3.33m x 2.72m)

**Bedroom Three** 9'7" x 7' (2.92m x 2.13m)

**EPC Rating:** F

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



## How can we help you?

### Need a mortgage?

We recommend Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.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.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.  
What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such. By any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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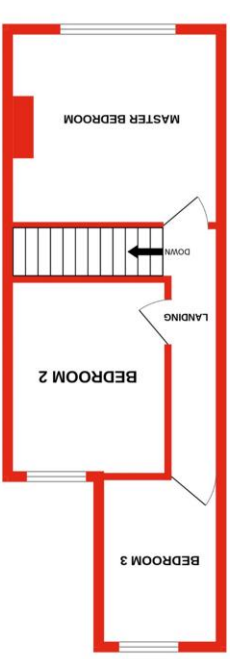
GROUND FLOOR : 441 sq.ft. (41.0 sq.m.) approx.



BASEMENT : 169 sq.ft. (15.7 sq.m.) approx.



1ST FLOOR : 357 sq.ft. (33.2 sq.m.) approx.



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