



3 bed terraced house to buy in

Crescent Road, Kidderminster,
Worcestershire, DY11 6RN

£45,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Sold as seen without internal inspection
- ✓ Cash buyers only
- ✓ In need of substantial

Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

*** Being Sold via Secure Sale online bidding. Terms & Conditions apply. ***

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

*** CASH BUYERS ONLY ***

Internal inspection of the property prior to purchase is not allowed due to the state of the property and risk of injury, meaning that buyers will have to accept the property as sold as seen from an external view of the front of the house and photography of the internal accommodation and condition.

The house offers internal accommodation over three floors of approximately 925sqft and is in need of significant refurbishment and modernisation throughout. There is no off-road parking and the gardens are overgrown and in need of clearing and landscaping.

The property has freehold tenure and is offered with vacant possession.

AUCTIONEER'S COMMENTS

Pattinson Auction are working in Partnership with the marketing agent, Martin & C Worcester, on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

AUCTIONEER'S ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

LIVING ROOM

3.63m x 3.48m (11'10" x 11'5")

INNER HALL

0.89m x 0.70m (2'11" x 2'3")

KITCHEN DINER

3.63m x 3.48m (11'10" x 11'5")

UTILITY HALL

1.91m x 1.64m (6'3" x 5'4")

BATHROOM

3.00m x 1.91m (9'10" x 6'3")

LANDING

2.48m x 1.65m (8'1" x 5'4")

BEDROOM ONE

3.63m x 3.48m (11'10" x 11'5")

BEDROOM TWO

3.48m x 2.91m (11'5" x 9'6")

ATTIC BEDROOM THREE

5.17m x 3.48m (16'11" x 11'5")

OUTSIDE

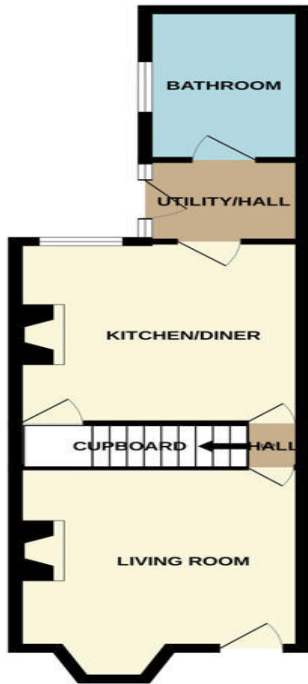
GARDENS

The house stands behind a small front garden behind a low wall and privet hedge. To the rear there is a garden that is substantially overgrown and in need of clearing and landscaping.

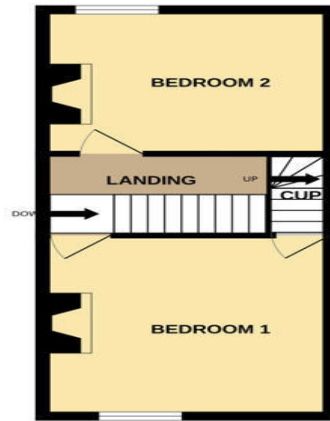
PARKING

There is no off-road parking.

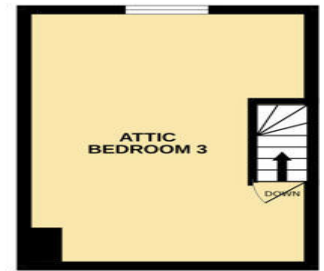
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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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Crescent Road, Kidderminster, Worcestershire, DY11 6RN

Contact your local branch today for more information on this property:

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