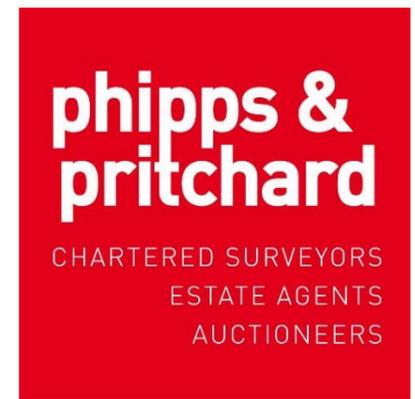


AUCTION 86 MERIDEN AVENUE STOURBRIDGE WEST MIDLANDS DY8 4QR



86 MERIDEN AVENUE STOURBRIDGE WEST MIDLANDS DY8 4QR



In a lovely location near the top of this revered Wollaston address with private west facing gardens! An extraordinary chance to reappoint and modernise this three bedroom traditional semi-detached house which also has obvious scope for substantial extension subject to requisite consents. Freehold with immediate vacant possession upon completion. **Energy Rating: D.**

STOURPORT OFFICE 01299 822060

To be offered for sale by Public Auction, subject to prior sale, special conditions and reserve at Hogarths Stone Manor Hotel, Stone, Kidderminster, Worcestershire. DY10 4PJ on Tuesday 10 September, 2019 at 6pm

AUCTION GUIDE PRICE £197,000 - £235,000



Energy Performance Certificate

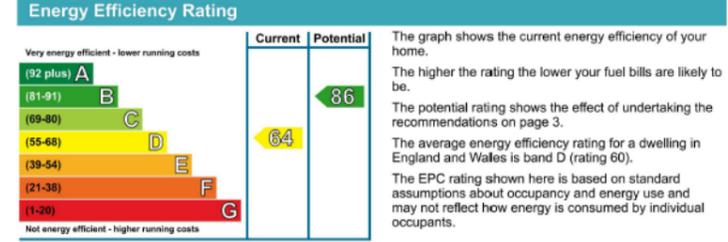
86, Meriden Avenue, STOURBRIDGE, DY8 4QR
 Dwelling type: Semi-detached house Reference number: 0360-2854-7435-9721-2821
 Date of assessment: 24 July 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 July 2019 Total floor area: 91 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,706
Over 3 years you could save	£ 981

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 201 over 3 years	
Heating	£ 2,112 over 3 years	£ 1,305 over 3 years	
Hot Water	£ 303 over 3 years	£ 219 over 3 years	
Totals	£ 2,706	£ 1,725	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 669
2 Floor insulation (suspended floor)	£800 - £1,200	£ 150
3 Low energy lighting for all fixed outlets	£25	£ 81

See page 3 for a full list of recommendations for this property.
 To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Kidderminster 01562 822244 **Stourport-on-Severn** 01299 822060 **Lettings** 01562 861886 **Property Management** 01562 733666

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PROPERTY MISDESCRIPTIONS ACT: We have not tested services, fittings and appliances such as central heating, immersion heaters, fires, wiring, security systems and kitchen appliances. Any Purchaser should obtain verification they are in working order through their Solicitor or Surveyor. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details. Phipps & Pritchard with McCartneys for themselves and the vendors of the property whose Agents they are, give notice that these particulars although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations or warranty whatever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
MEASUREMENTS: Quoted room sizes are approximate & only intended for general guidance. They have been rounded up/down to the nearest .076m (3"). You are particularly advised to verify all dimensions carefully, especially when ordering carpets, built-in furniture or fittings. Land areas are also subject to verification through legal advisors.



www.phippsandpritchard.co.uk

SALE METHOD - 86 Meriden Avenue, Wollaston, Stourbridge, is to be sold by Public Auction, subject to prior sale, special conditions and reserve, on Tuesday 10 September, 2019 at Hogarths Stone Manor Hotel, Stone, Kidderminster at 6pm. The sale is being handled by the Stourport on Severn office of Phipps & Pritchard with McCartneys LLP on 01299 822060 or Stourport@phippсандpritchard.co.uk

BACKGROUND – This 1930's property now comes for sale for the very first time ever, having always been within the family. The house was also built by the late Grandfather of our clients too! Central heating has been fitted but otherwise the property could be well described as somewhat of a time capsule, being in a pretty much original state in respect of its fittings etc. This is because for the last 50 or so years, it has been let to a life tenant on an old fashioned regulated tenancy. The property was still occupied until very recently but is now to be sold under the hammer, completely unencumbered, with the benefit of immediate vacant possession!

THE PROPERTY - A classic three bedroom bay fronted semi-detached house in a revered location with sky high further potential. The property has a private and also spacious plot lending ideal scope for extension and also commands distant roof top views to the front in the direction of Dudley.

LOCATION - Meriden Avenue is a revered location nestled within Wollaston; an acutely sought after suburb of West Stourbridge. In spite of its close proximity to Stourbridge this vibrant area still retains a great distinct identity all of its own and indeed is referred to, locally, as 'Wollaston Village' being home to a rich selection of amenities including an Aldi plus restaurants and character pubs, drawing visitors from far and wide, not least for the renowned "Bathams" Ale Houses of which there are two !

AGENTS COMMENTS - This is such a rare sale as, given the popularity and average values of Meriden Avenue, then there would surely be very few refurbishment opportunities left as most would have long since been modernised.

Here therefore, is a superb chance to craft a lovely home and, at the same time, also add real value! Naturally, prospective purchasers should satisfy themselves about the level of potential that this property holds but at the time of writing but there are a number of other current listings displayed on www.rightmove.co.uk that may be of interest as a general guide. With contemporary extension work and comprehensive refurbishment throughout with high specification fittings we believe that this property may have the capacity to go towards £350,000 based upon prevailing market conditions! Another important point to make is that albeit the property would benefit from significant refurbishment it could still function fairly adequately 'as is' to suit those seeking immediate occupation and looking for a long term project.

These comments are made on the basis that until very recently the house was still occupied! The property will therefore appeal to both builders and owner occupiers alike.

AGENTS NOTE - These particulars are prepared in good faith and in the spirit of trying to be helpful and informative. However prospective purchasers should, obviously, make their own detailed enquiries in respect of all Planning/Access/Legal/Valuation matters etc. We, as Agents, give no guarantee, or warranty, whatsoever.

BOUNDARIES - The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof. The included plan is for identification purposes only.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY – The property is sold subject to, and with the benefit of, all easements and quasi-easements and rights of way, declared and undeclared and whether mentioned in these particulars or not.

BUYERS PREMIUM - There is not one from ourselves as Auctioneers meaning that a buyer will pay face value only.

DEPOSIT PAYMENT - The successful purchaser will be required to sign the Contract of Sale immediately after the Auction and pay a 10% deposit, **BY CHEQUE**, to the Vendor's Solicitor.

SOLICITORS CONCERNED: Wall James Chappell, 15-23 Hagley Road, Stourbridge, West Midlands. DY8 1QW. Tel: 01384 371622. Attn: Ms Ruth Latham.

CONDITIONS OF SALE: The property will, unless previously withdrawn, be sold subject to Specific and General Conditions of Sale which have been settled by the Vendors Solicitors. These Conditions may be inspected during the 5 days inclusive and exclusive of the day of Sale. The Conditions may also be inspected in the Sale Room at the time of Sale but WILL NOT then be read. The Purchaser shall be deemed to have notice of such Conditions and all the terms thereof and shall bid on these terms whether he shall have inspected the Conditions or not.

AGENTS NOTE: The successful purchaser will be required to sign the Contract of Sale immediately after the Auction and pay a 10% deposit, **BY CHEQUE**, to the Vendor's Solicitor.

VIEWING - Strictly via appointment with the sole selling agents on 01299 822060

LOCAL AUTHORITY – Dudley Metropolitan Borough Council, Council House, Priory Road, Dudley, DY1 1HF. www.dudley.gov.uk. Tel: 0300 555 2345

The accommodation comprises:-

CANOPY PORCH - with door to:

RECEPTION HALL - 15' 7" x 8' 6" (4.74m x 2.59m) [max including stairs] with central heating radiator, window to front elevation and doors to:

BUILT-IN UNDER-STAIRS PANTRY - with fitted shelving and obscured window to side elevation.

BAY FRONTED LIVING ROOM - 13' 5" x 12' 1" (4.09m x 3.68m) [max in to bay and alcove] with bay window to front elevation, central heating radiator and tiled fireplace (not tested).

SEPARATE DINING ROOM - 12' 6" x 11' 4" (3.82m x 3.45m) [max in to alcove] with central heating radiator and tiled fireplace (not tested), UPVC double glazed French door to rear elevation opening to the gardens.

KITCHEN - 9' 6" x 9' 3" (2.90m x 2.81m) [max in to alcove] with central heating radiator, window to rear elevation, door to side elevation opening to outside, traditional 'Range' style oven (not tested) and modern style 'Worcester' combination boiler (not tested).

From the Reception Hall a staircase rises to: -

FIRST FLOOR LANDING - with obscured window to side elevation, access to loft space and doors to:

BEDROOM ONE - 13' 11" x 12' 0" (4.24m x 3.65m) [max in to bay and alcove] with central heating radiator, tiled fireplace (not tested) and UPVC double glazed bay window to front elevation giving distant rooftop views.

BEDROOM TWO - 12' 6" x 11' 4" (3.82m x 3.45m) [max in to alcove] with central heating radiator, tiled fireplace (not tested) and UPVC double glazed window to rear elevation.

BEDROOM THREE - 9' 6" x 9' 4" (2.90m x 2.84m) [max in to alcove] with central heating radiator, cast iron fireplace (not tested) and UPVC double glazed window to rear elevation.

BATHROOM - 8' 6" x 5' 9" (2.60m x 1.76m) [max] with window to front elevation, hand wash basin and bath.

SEPARATE WC - with central heating radiator, obscured window to side elevation and low level flush wc.

OUTSIDE: - The property has a gently elevated position standing back from and slightly above the kerbside behind a lawned foregarden flanked by a driveway providing off road parking and leading to:

BRICK GARAGE -

WEST FACING REAR GARDENS - with lawn and established shrubs and trees. See Photo.

SERVICES: Mains services connected to the property include water, gas, electricity and mains drainage.

TENURE: Freehold. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details. **CURRENT COUNCIL TAX BAND: C**

FIXTURES & FITTINGS: Any fixtures and fittings not mentioned in these Sale Particulars are excluded from the sale. Certain fixtures and fittings may be available by separate negotiation with the vendors.

SURVEYS & VALUATIONS: Phipps & Pritchard with McCartneys carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, we would welcome your enquiry and be pleased to discuss your requirements. Please contact David Hughes at our Survey Department on 01584 813766 for further information.

Find us on the following websites:
www.phippсандpritchard.co.uk
www.onthemarket.com
www.rightmove.co.uk

OFFICE REF: NM.JR.PSP07887/19.196.260719

IMPORTANT INFORMATION FOR ALL BIDDERS

Due to the change in Money Laundering Regulations and Legislation we are required by law to verify the identity and address of everyone who **offers, bids or buys** at auction.

If you wish to bid you will be required to **register prior to the auction** and produce one item from **both** List A & List B below.

If you are a previous or existing client of Phipps & Pritchard with McCartneys for whom we have acted in a sale or purchase then you will **not** be required to register prior to the auction but **will need** to provide ID if your bid is successful.

We cannot accept scanned copies and must see the original documents or copies certified by a professionally recognised individual.

Forms of acceptable ID

List A - Photographic ID

Current signed passport
Current UK/EU photocard driving licence
Valid ID card
Firearm or Shotgun licence
Resident permit issued by the Home Office to an EU national.

List B – Proof of Residence

Current UK/EU photo card driving licence (if not used to prove identity)
Utility bill issued in the last 3 months- (paper copy and not a mobile phone bill)
Recent bank/ building society/credit card statement
HMRC tax notification
Recent council tax bill.

If you intend to bid by proxy bid we will require this information **before the day of the auction**. If we do not receive certified ID we will be unable to bid on your behalf.

If you are bidding on behalf of a company you will also need to show a copy of the certificate of Incorporation, a list of directors and a letter of authority on a company letterhead, signed by a company director prior to signing the contract.