



**RE/MAX**  
Prime Estates



## **8 Badger Street, Stourbridge, DY9 7AG**

### **Guide price £128,000**

- For Sale by Modern Method of Auction -

Nestled on Badger Street in Stourbridge, this charming house offers a delightful living experience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a comfortable home. The lounge provides a warm and inviting space, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring convenience and privacy for its occupants. The layout of the property is practical, making the most of the available space while maintaining a cosy atmosphere. Boasting an extra room accessed via the rear garden with great potential for an office.

Stourbridge is known for its rich history and vibrant community, providing residents with access to a variety of local amenities, including shops, parks, and schools. This property is situated amongst many transport links, with the train station a stones throw away.

In summary, this house on Badger Street is a wonderful choice for anyone seeking a comfortable and functional home in Stourbridge. With its appealing features and convenient location, it is sure to attract interest from a range of potential buyers.



## Approach



Block paved frontage allowing space for parking, access to the front door via a cast iron gated entrance and access to the garage.

## Lounge 12'5" x 12'6" (3.79 x 3.83)



Double glazed windows to the front elevation, central heating radiator and electric fire.

## Kitchen 12'4" x 8'10" (3.78 x 2.7)



With a double glazed window to the side elevation, a range of wall and base units, a stainless steel sink and drainer and stairs to the first floor.

## Bathroom 6'7" x 8'5" (2.03 x 2.58)



A double glazed window to the side elevation, a bath with a shower over, WC, wash hand basin, central heating radiator, fully tiled.

## Storage 7'1" x 3'6" (2.18 x 1.09)

With lights and power.

## Office 6'11" x 10'3" (2.12 x 3.13)

A double glazed window to the side elevation.

## Bedroom 12'5" x 12'7" (3.79 x 3.84)



Double glazed window to the front elevation, central heating radiator, loft access.

## Bedroom 9'7" x 8'9" (2.94 x 2.69)



Double glazed window to the rear elevation, central heating radiator.

**Landing 5'4" x 2'0" (1.63 x 0.63)**  
Doors leading to bedrooms.

#### **To the Rear**



Paved patio from rear door allowing access to the rear of the garage, outdoor storage, the office and outdoor area ideal for outdoor seating. Stone pathway leading to the bottom of the garden.

#### **Garage 7'4" x 16'1" (2.25 x 4.91)**

Power and lighting, Up and over door to the front, steel roller shutter to the rear.

#### **Referral Fees**

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

##### **Conveyancing Referrals:**

Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

##### **Financial Services Referrals:**

If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

#### **Money Laundering Regulation**

Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.

To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT (£60 inclusive of VAT) per individual over the age of 18 is charged to cover the cost of these checks.

#### **Auctioneers Comments**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

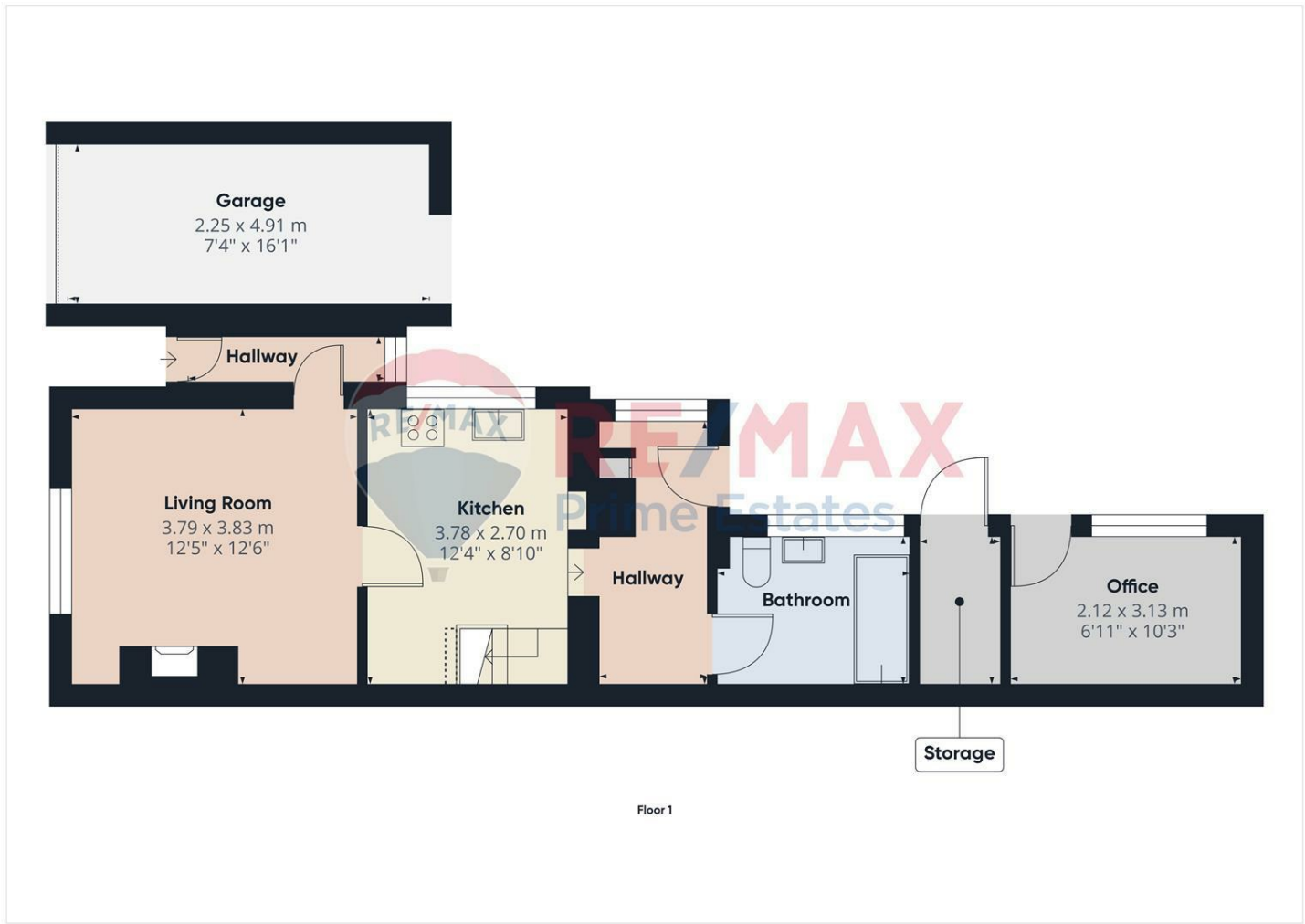
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

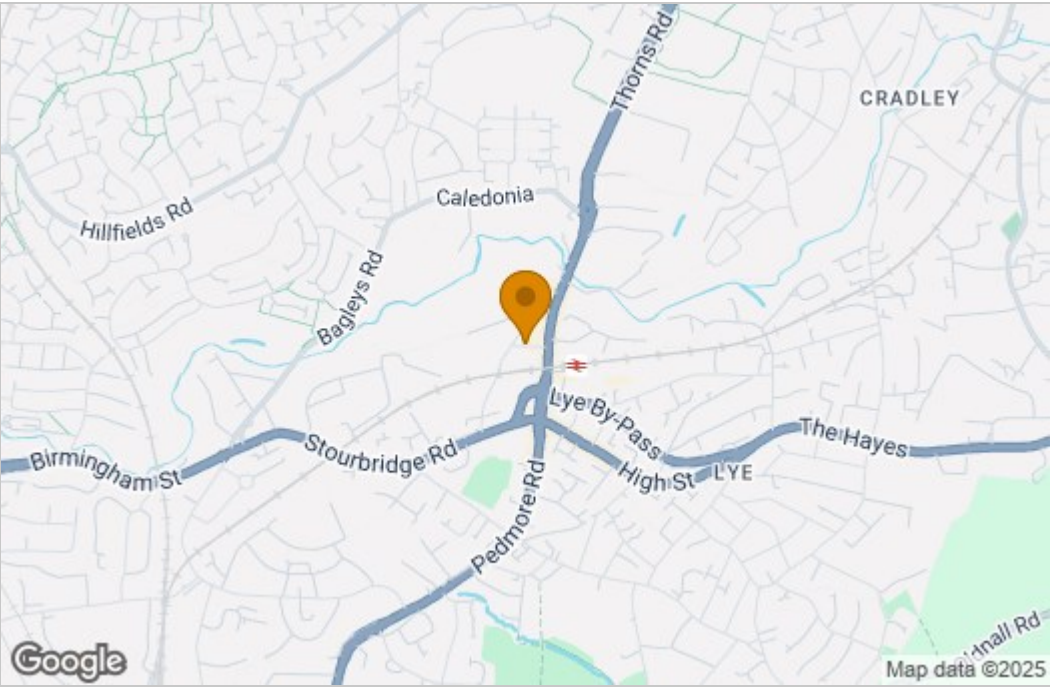
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



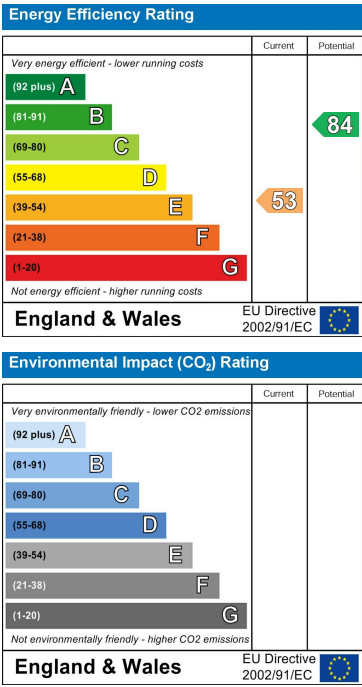
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.