

PHOTOS

ianperks
estate agent



48, 50, 52 & 52A Hagley Road, Stourbridge



Investors Only

FOR SALE

48, 50, 52 And 52A Hagley Road, Stourbridge, DY8 1QD

Introduction

These adjoining properties are located between Stourbridge town centre and Oldswinford having an attractive frontage to Hagley Road with the benefit of vehicular access and parking to the rear from Union Street.

The premises are of part rendered solid brick construction, probably constructed in the late nineteenth century. Originally built as private houses they were used for commercial use for some years but have now reverted to residential use.

Accommodation Summary

48 Hagley Road

An intermediate period property, gas heating, parking and small area to rear.

Ground floor offers reception hall, lounge, dining room, fitted kitchen. First floor offers two double bedrooms, refitted bathroom.

50 Hagley Road

Mid townhouse with night storage heaters, fenced courtyard to rear and parking provision.

Ground floor comprises reception hall, front reception room, rear reception with cellar access and kitchen. First floor provides two double bedrooms and fitted bathroom.

52 Hagley Road

Mid terraced townhouse with off road parking to rear.

Accommodation to ground floor includes porch entrance, reception hall, two reception rooms and kitchen. The first floor provides two bedrooms, bathroom and separate shower room.

52A Hagley Road

Compact, two storey studio house with gas central heating and double glazing.

Accommodation includes reception hall, w.c., cloaks/utility area, living room and kitchen. First floor provides shower room and bedroom. Parking facility.

Council Tax Banding

Each element of the property is assessed to Council Tax Band 'A', Dudley MBC.

EPC Summary

No.48 Hagley Road:	Dated 6 June 2012	Band E-51
No.50 Hagley Road:	Dated 29 January 2020	Band E-40
No.52 Hagley Road:	Dated 26 April 2013	BandF-29 (pending re-assessment)
No.52A' Hagley Road:	Dated 27 January 2015	Band C-78

VAT

Any guide price quoted excludes VAT, if applicable.

Legal Costs

Each party will be responsible for their own legal costs only.

Services

All main services are either connected or available nearby.

Tenure

These adjoining properties are of freehold tenure we are advised, subject to the existing Assured Shorthold Tenancies as follows:

No. 48 Hagley Road Unfurnished A.S.T. agreement dated 27 November 2014, rent of £510 pcm.

No. 50 Hagley Road Unfurnished A.S.T. agreement dated 27 April 2020, rent of £560 pcm.

No. 52 Hagley Road Unfurnished A.S.T. agreement dated 16 August 2013, rent of £505 pcm.

No. 52'A' Hagley Road Unfurnished A.S.T. agreement dated 12 March 2015, rent of £435 pcm.

References/Money Laundering

The successful purchaser will be required to submit proof of identity in accordance with anti-money laundering regulation and statutory requirements, and proof of funding.

Viewing

Those prospective purchasers wishing to view the property can do so strictly by prior arrangement only with the agents' Stourbridge office, Tel: 01384 394669 or alternatively with the joint agents Messrs Andrew Taplin, Stourbridge. Tel. 01384 Tel. 01384 440466.

Management

We have dealt with the letting and management of this investment property on behalf of the current owner for a number of years. Not only have we developed a good working relationship with the tenants but we also have a great deal of valuable knowledge. We would be delighted to discuss continuing this management with the new owners.

Arranging a viewing

Viewings are by appointment only. Telephone us now to discuss your requirements and check availability for viewing.

Making an offer

If you were not handed an offer form at your viewing, please call and we will post one to you.

Your offer should be your best as negotiation does not always take place.

The owner will consider your offer based on not only the amount, but also your current situation.

We will write to you to confirm the owner's decision.

If your offer is accepted, we will then notify solicitors.

Arranging a mortgage

We can put you in touch with mortgage experts who give helpful, friendly advice. Please ask for details.

Fixtures & fittings

Unless specified within these particulars, fixtures & fittings will not be included in the sale.

Important notice

These particulars are intended to give a fair and reliable description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.

All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Ian Perks Estate Agent.

We reserve the right to amend these particulars without notice.