104 Sutton Road
Kidderminster, DY11 6QR

Auction Guide £90,000

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FIND YOUR HOME



104 Sutton Road

Welcome to Sutton Road, ideally located opposite Brintons Park in Kidderminster.

Set back from the road with a driveway allowing off road parking for one vehicle, you are welcomed through the front door into the living room, leading through to the dining room with kitchen and the house bathroom. Upstairs there are two bedrooms both with storage, the main bedroom with garden views and the second bedroom looking out onto the park.

To the rear, the tiered garden offers a paved patio area, steps leading up to a second patio and lawn.

The town of Kidderminster gives its residents easy access to many local amenities including various eateries, shops and schooling at both primary and secondary level, along with GP surgeries, the hospital and public transport links via the Kidderminster train station.

This property is being sold via Modern Method of Auction. To arrange a viewing, please contact our Hagley branch.













Approach
Approached via driveway with space for one vehicle and views out onto Brintons Park.

Living Room 9'6" max x 9'2" max (2.9 max x 2.8 max)
With double glazed window to front, central heating radiator and door through into the dining room.

Dining Room 9'6" max x 10'5" max (2.9 max x 3.2 max)
With double glazed window to rear, central heating radiator and stairs to the first floor landing.

Kitchen 13'5" x 4'11" (4.1 x 1.5)
With double glazed window and door to side, central heating radiator and fitted wall and base units with worksurface over. There is a stainless steel sink, integrated oven and grill, along with space and plumbing for white goods.

Bathroom
With obscured double glazed window to rear, central heating radiator, pedestal sink, w.c. and fitted bath with shower over.

First Floor Landing
With doors leading to:

Bedroom One 9'6" max x 10'5" max (2.9 max x 3.2 max)
With double glazed window to rear, boiler cupboard and further double door storage cupboard.

Bedroom Two 9'6" x 9'2" max (2.9 x 2.8 max)
With double glazed window to front and storage cupboard with sliding door.

Cellar
Accessed via the dining room.

Garden
With paved patio area, steps up to a second patio and lawn to the rear. The boundaries are established with fence panels and there are various mature trees and shrubs.

Tenure - Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax
Tax band is A.

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.





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Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Modern Method of Auction
This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.
Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600.00 including VAT. This is subject to a minimum payment of £6,600.00 including VAT which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold.





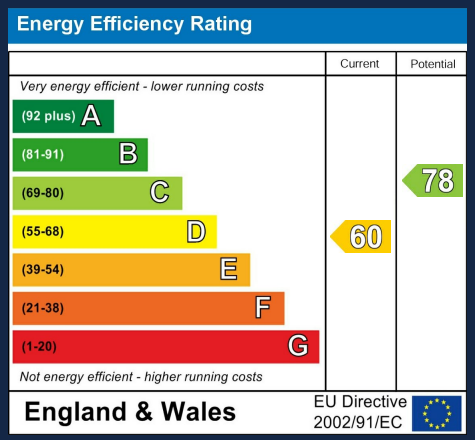
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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Hagley
129 Worcester Road
Hagley
DY9 0NN
T: 01562 270 270
E: hagley@grovepropertiesgroup.co.uk
W: www.grovepropertiesgroup.co.uk