

AP MORGAN



Kimberlee Avenue, Cookley, Kidderminster
Guide Price £150,000

Features:

- For Sale by AP Morgan Modern Method Auction
- Reservation Fee Applies
- BUY IT NOW Option Available
- Semi-detached house
- Two bedrooms with option to re-instate to three bedrooms
- Contemporary re-fitted bathroom
- Rewired and replastered
- Generous corner plot with driveway to rear

Description:

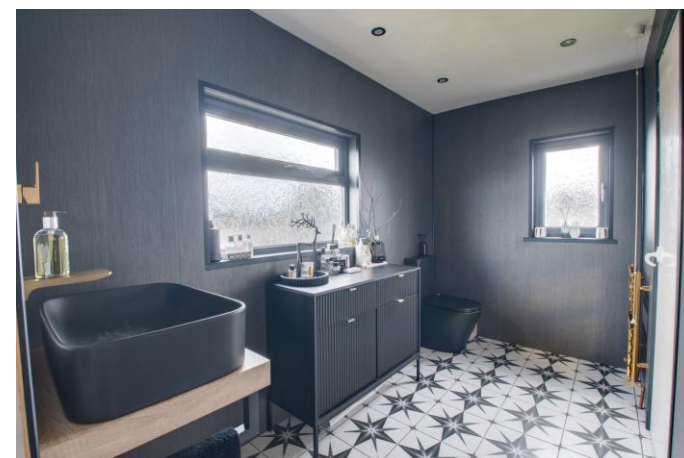
For Sale by AP Morgan Modern Method Auction (BUY IT NOW Option Available) – Reservation Fee Applies. This well-laid-out two-bedroom semi-detached home, occupying a generous corner plot with a gated rear driveway. The property is located in the semi-rural village of Cookley on the outskirts of Kidderminster.

Set on a spacious corner plot, the home is approached via a gated pathway with a large wraparound front lawn, leading down to a gated driveway on the right-hand side.

Internally, the accommodation briefly comprises: an entrance hallway opening into a spacious dual-aspect lounge, a fitted kitchen with a door through to a lean-to side passage, and access to two brick-built store rooms. Stairs rise to the first-floor landing which includes a useful storage cupboard, a generous double bedroom one, created by removing the dividing wall between the former two bedrooms, offering potential to reinstate a third bedroom if desired, bedroom two, and a contemporary recently refitted shower room featuring a walk-in rainfall shower. The shower room also benefits from a door providing en-suite access to bedroom one.

Outside, the property features an enclosed rear garden laid to a paved patio and lawn, with a mixture of walled and fenced boundaries.

The property presents an ideal blank canvas for a purchaser to make their own, having recently been replastered, rewired, and upgraded with a newly fitted bathroom suite.



The property offers a blank canvas for someone to create their own home having been recently re-plastered and rewired and the addition of a newly fitted bathroom suite.

This Property is being sold by AP Morgan Modern Method Auction.

Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

Details:

Lounge 6.06 x 3.25

Kitchen/Diner 6.06 x 3.02 Both max including stairs

First Floor Landing

Bedroom One 6.06 x 3.25 Max excl hall to door

Bedroom Two 2.08 x 3.08

Bathroom 2.46 x 3.07 Both max incl shower

EPC Rating: D

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

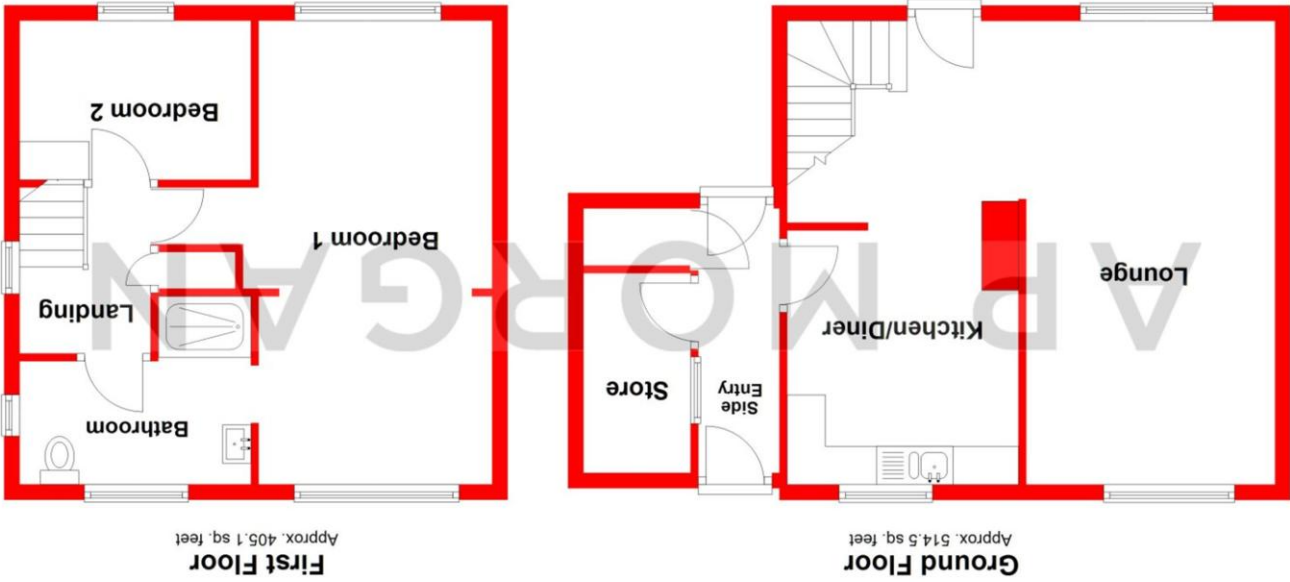
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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.

Plan produced using PlanUp.

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