

AP MORGAN



Birmingham Road, Lickey End, Bromsgrove
Auction Starting Bid £400,000

Features:

- For Sale by Modern Method of Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- Five bedroom detached home
- Former post office
- Desirable location of Lickey End
- Large driveway & garden
- Excellent potential

Description:

For sale by modern method of auction is this substantial five-bedroom detached property. Formerly housing the local post office, the home now offers excellent potential to be reconfigured into a generous family residence, situated in the desirable location of Lickey End, Bromsgrove.

To the front, the property is set back behind a wide frontage providing parking for multiple vehicles, with access to the integral garage and a side pathway leading to the rear garden.

The ground floor layout comprises a entrance hall, front sitting room, and a spacious lounge opening into the dining area with access to the rear garden. A fitted kitchen is positioned centrally with a door to the outside.

Rising to the first floor, the landing gives access to five well-proportioned bedrooms, including a generous principal bedroom. A family bathroom with separate WC completes the accommodation.

Externally, the property offers a rear garden with paved seating area, lawn, and established borders, together with rear access to the garage and side access to the frontage. A detached outbuilding also offers useful storage.

The property occupies a highly regarded location in Lickey End, to the north of Bromsgrove town. Local amenities include well-regarded schooling, shops, and leisure facilities, while excellent transport links provide easy access to the M5 and M42 motorways, making the area popular for commuters into Birmingham and the wider region.

We have been advised that the property was professionally underpinned in 1990. We have not been informed of any further structural movement since that time. We would advise any prospective purchaser to carry out their own surveys or inspections to satisfy themselves regarding the condition of the property.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact



the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Details:

Entrance Hall

Lounge 4.29 x 3.36 Max into bay

Dining Area 3.30 x 3.14

Sitting Room 4.02 x 3.36 Both max

Kitchen 3.30 x 5.22 Both max

Garage 7.08 x 3.51

Outbuilding 3.96 x 2.63

First Floor Landing

Bedroom One 3.65 x 3.38

Bedroom Two 3.67 x 3.36

Bedroom Three 3.53 x 3.51

Bedroom Four 3.03 x 3.33

Bedroom Five 3.08 x 3.51

Bathroom 1.99 x 3.35

Separate W/C 1.99 x 1.81

EPC Rating: D

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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 01527 910 300, 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.



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