

AP MORGAN



Cottage Lane, Marlbrook, Bromsgrove
Offers Over £80,000

Features:

- For Sale by Modern Auction - T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- Generous first floor maisonette
- Two double bedrooms
- Spacious lounge
- Kitchen/diner & bathroom
- Communal parking to front

Description:

For sale by the modern method of auction is this spacious two double bedroom first floor maisonette, well positioned in the desirable area of Marlbrook, Bromsgrove.

Set back from the road behind a communal parking area, the property occupies a corner position with open views from the living areas. Accessed via its own front door, the accommodation begins with an entrance hall and stairs rising to the first floor landing. The landing provides a large storage cupboard and doors leading to: a generous lounge with electric fire and surround, a fitted kitchen/diner, a particularly spacious main bedroom with fitted wardrobes and storage cupboard, a second double bedroom (previously used as an additional reception room), and a well-sized bathroom suite with airing cupboard and shower over the bath.

The property benefits from double glazing, night storage electric heating, communal parking, and shared gardens.

The property has a remaining lease term of approximately 40 years and 7 months, and therefore is likely to be of interest to cash buyers only.

We have been advised that there is an annual service charge of approximately £400.

Marlbrook is a sought-after residential location, close to open countryside, a local convenience store, and bus routes to Bromsgrove and Birmingham. It is also ideally placed for commuters, being just a five-minute drive to the M5/M42 motorway junctions, with Barnt Green railway station also within easy reach.

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

Landing

Lounge 5.11 x 3.89

Kitchen/Diner 4.16 x 2.74

Bedroom One 3.77 x 5.89

Bedroom Two 4.13 x 2.47

Bathroom 3.77 x 2.30 Both max

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Leasehold (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 Wisser 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.wissermortgageadvice.co.uk

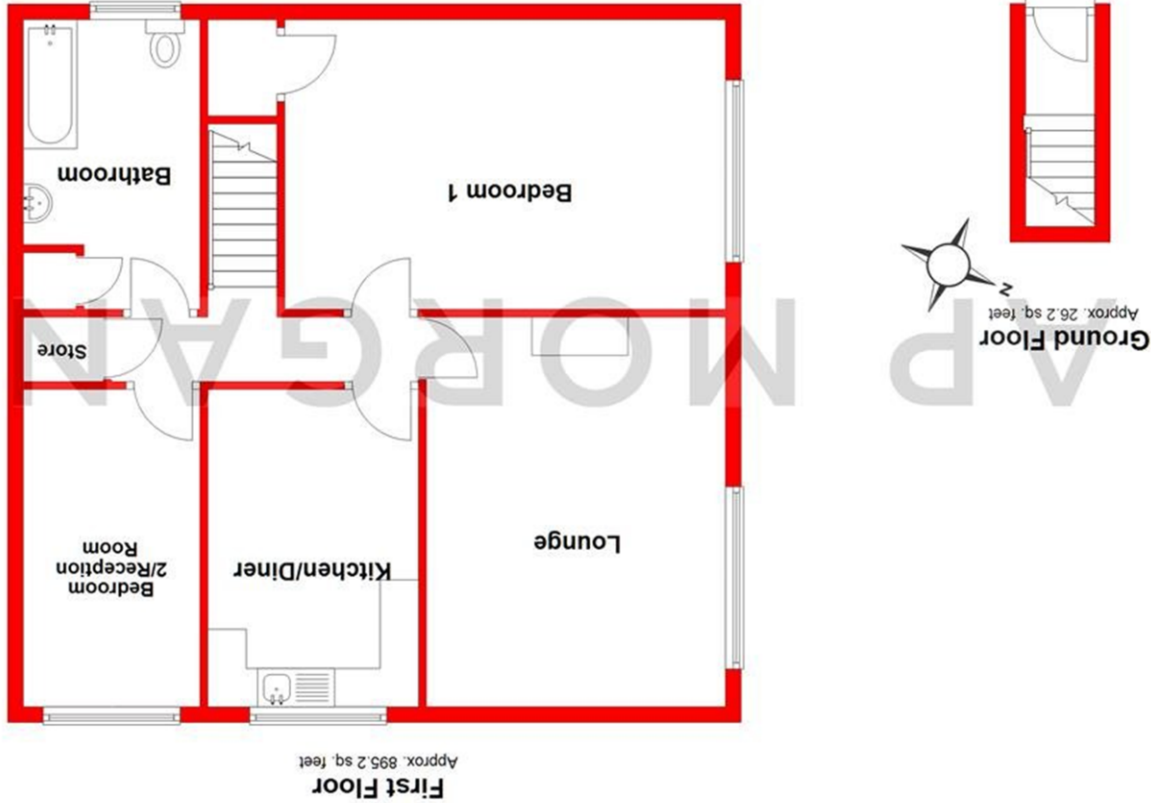
Property to sell?
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just 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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Total area: approx. 921.3 sq. feet

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.