

AP MORGAN



**Arrowfield Top, Pestilence Lane, Alvechurch**  
Guide Price £450,000

### Features:

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- Three bedroom extended cottage
- Original features throughout
- Four reception rooms
- Garage
- Beautiful semi rural location
- Council Tax Band - E

### Description:

\*\*\*No onward chain\*\*\*

Presenting this rare opportunity to acquire a three-bedroom cottage believed to date back to the 1700s, boasting stunning original features throughout and nestled amidst the picturesque countryside of Alvechurch.

Inside, the downstairs area has undergone extensive extension, comprising a spacious lobby, garage, conservatory, utility room, and WC. The original part of the cottage includes a fitted kitchen, dining room, and two sitting rooms. Upstairs, you'll find three generously sized bedrooms and a large bathroom equipped with a bath and separate shower.

Outside, the rear of the property features a patio area and a wrap-around lawn, beautifully landscaped to enhance the charm of the cottage. Additionally, the front of the property boasts landscaped surroundings.

Located in a semi-rural position in Alvechurch, the cottage is conveniently situated 1.2 miles from Alvechurch village, offering access to local amenities and the train station, facilitating easy transport links to Birmingham and Redditch. The area is renowned for its scenic walks and is well-regarded for its schooling options.

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 will pay £300 inc VAT for this pack.

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 £450. These services are optional.

**Details:**

**Lobby** 11' x 11'8" (3.35m x 3.56m)

**Utility Room** 7'9" x 10'9" (max) (2.36m x 3.28m (max))

**WC**

**Garage** 13'11" x 18'10" (4.24m x 5.74m)

**Conservatory** 10'6" x 22'11" (3.2m x 6.99m)

**Kitchen** 8'1" x 11'10" (2.46m x 3.6m)

**Dining Room** 8'4" x 15'5" (2.54m x 4.7m)

**Sitting Room** 12'5" x 11'10" (3.78m x 3.6m)

**Sitting Room** 12'5" x 15'11" (3.78m x 4.85m)

**Master Bedroom** 12'5" x 12'5" (3.78m x 3.78m)

**Bedroom Two** 12'6" x 10'2" (3.8m x 3.1m)

**Bedroom Three** 8'4" x 11'3" (2.54m x 3.43m)

**Bathroom** 8'4" x 12'3" (2.54m x 3.73m)

**EPC Rating:** To be confirmed

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



## 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 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

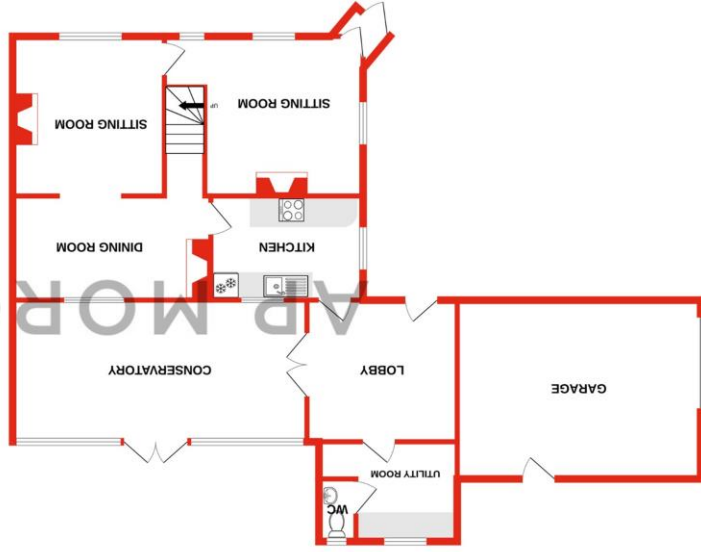
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

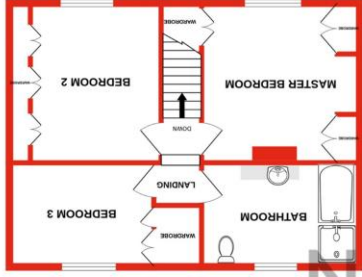
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
1273 sq.ft. (118.2 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.

TOTAL FLOOR AREA : 1828 sq.ft. (169.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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