

**AP MORGAN**



**Boultons Lane, Crabbs Cross, Redditch**  
Guide Price £260,000



**Features:**

- Four-bedroom detached house requiring full renovation
- Kitchen, bathroom, and internal wall finishes removed – stripped back to shell
- Ground floor: hall, living room, kitchen, WC, conservatory, utility, and integral garage
- First floor: four bedrooms and family bathroom
- Approximate total floor area: 127.0 sq. metres (1,367.0 sq. feet)
- Generous plot with rear garden and driveway parking
- Excellent potential for redevelopment or bespoke refurbishment
- Ideal opportunity for investors, builders, or cash buyers

**Description:**

This substantial four-bedroom detached house offers an exciting opportunity for buyers seeking a full renovation project. Situated in a popular residential area, the property provides generous living space across two floors, with the potential to create a modern family home tailored to individual tastes and specifications.

On the ground floor, the accommodation was originally arranged with a welcoming entrance hall, spacious living room, fitted kitchen, WC, and access through to a conservatory at the rear. There is also a utility area leading directly into the integral garage, offering scope for conversion (subject to the necessary consents). The first floor provides four well-proportioned bedrooms and a family bathroom.

Please note, the property is currently stripped back to its shell, with the kitchen, bathroom, and internal wall finishes all removed. This allows prospective purchasers the rare opportunity to start afresh and design the interior from the ground up.

Externally, the property benefits from a good-sized rear garden and driveway parking to the front, along with the garage. With a total floor area of approximately 127 sq. metres (1,367 sq. feet), the property offers excellent scope for redevelopment.

Well placed in the popular residential area of Crabbs Cross, the property is ideal for well-regarded local schools, shops and bus routes. Redditch Town Centre is a short ride away boasting an assortment of further amenities including shops, restaurants, and cinema, as well as the local bus and railway stations.

This is a true “blank canvas” opportunity for investors, builders, or those looking to create a bespoke home.





This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

#### Details:

**Living Room** 18'8" x 11'4" (5.7m x 3.45m)

**WC** 3'10" x 6'6" (1.17m x 1.98m)

**Kitchen** 10'6" x 10' (3.2m x 3.05m)

**Utility** 5'2" x 8'4" (1.57m x 2.54m)

**Garage** 17'4" x 8'4" (5.28m x 2.54m)

**Conservatory** 10'7" x 9'9" (3.23m x 2.97m)

**Bathroom** 5'7" x 6'5" (1.7m x 1.96m)

**Bedroom** 11'5" x 11'7" (3.48m x 3.53m)

**Bedroom** 7' x 11'4" (2.13m x 3.45m)

**Bedroom** 9'11" x 10' (3.02m x 3.05m)

**Bedroom** 6'11" x 10' (2.1m x 3.05m)

**EPC Rating:** To be confirmed

**Council Tax Band:** D (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?

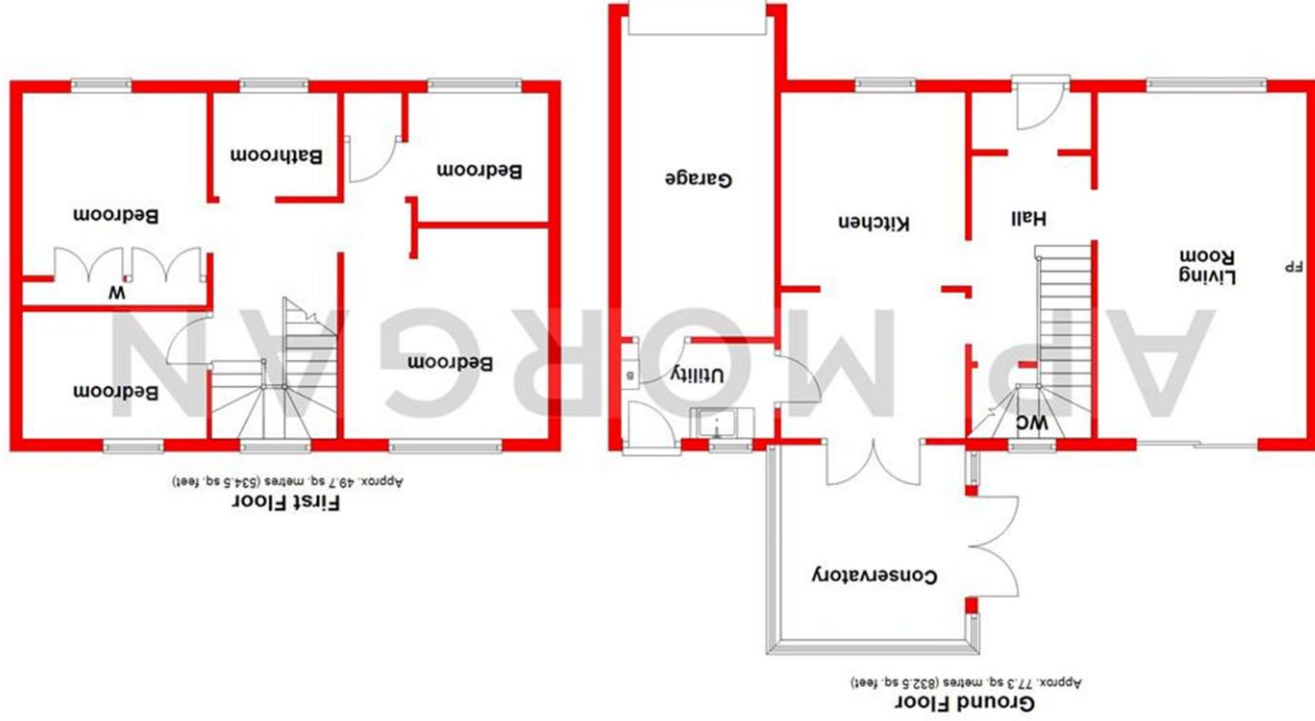
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### 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.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.