

AP MORGAN



Parsonage Drive, Cofton Hackett
Guide Price £180,000

Features:

- Three bedroom, mid terrace home in Cofton Hackett in need of refurbishment.
- Exciting opportunity and project for first time buyers and investors.
- Two double and one single bedrooms
- Spacious lounge/dining room
- Kitchen
- Family bathroom
- Versatile and verdant rear garden
- Off street parking for multiple vehicles
- Rear garden access through shared side alley
- Well positioned for schooling, shops and amenities
- Close to Cofton Park and Lickey Hills Country Park

Description:

A Three Bedroom Project With Real Promise in Cofton Hackett.

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

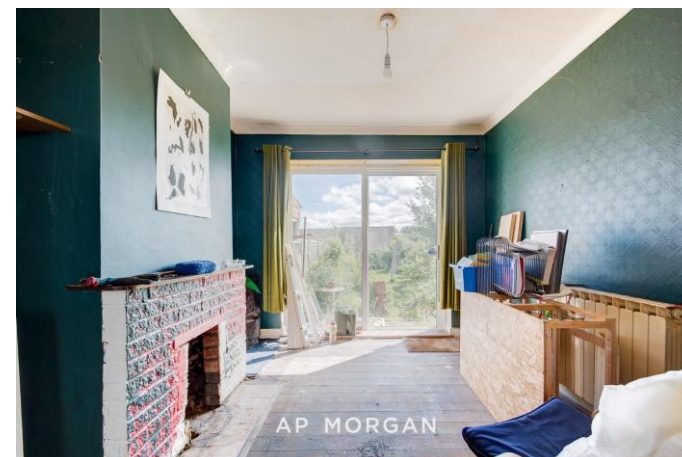
Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

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. The Reservation Fee is 4.5% of the agreed sale price with the minimum fee being £6,995 including VAT (this fee is in addition to the final negotiated selling price). The buyer will also be required to 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.

Calling all first time buyers and investors: this is the kind of opportunity that doesn't sit on the market for long. Tucked away in the popular village of Cofton Hackett, this three bedroom mid terrace home is ready for someone to put their own stamp on it and unlock its full potential. Early viewing is strongly recommended.

This property offers a fantastic canvas for renovation, with scope to create a modern family home or a strong addition to any rental portfolio. The layout is practical and full of promise throughout.



Downstairs you'll find a spacious lounge and dining room, ideal for relaxing or entertaining, along with a kitchen ready to be reimagined to suit your style. Upstairs there are two double bedrooms, a single bedroom, and a family bathroom.

Outside, the rear garden is generous, verdant and full of versatility, whether you're picturing a space for the kids to play, a kitchen garden, or simply somewhere to unwind. To the front, off street parking is available for multiple vehicles, a real bonus in this sought after spot. Additionally, there is rear garden access through a shared side alley.

The location speaks for itself. Cofton Hackett is well placed for local schooling, shops and everyday amenities, while Cofton Park and the wider Lickey Hills Country Park are just on your doorstep, perfect for weekend walks and getting out into the countryside.

Properties with this much scope and this much location don't come around often. Contact our team today to arrange your viewing.

Details:

Hall

Lounge 13' x 9'7" (3.96m x 2.92m) Both Max

Dining Room 10'10" x 9'7" (3.3m x 2.92m) Both Max

Kitchen 10'9" x 5' (3.28m x 1.52m)

Landing

Bedroom One 11'1" x 9'7" (3.38m x 2.92m) Both Max

Bedroom Two 11'1" x 9'7" (3.38m x 2.92m) Both Max

Bedroom Three 6'11" x 8'10" (2.1m x 2.7m)

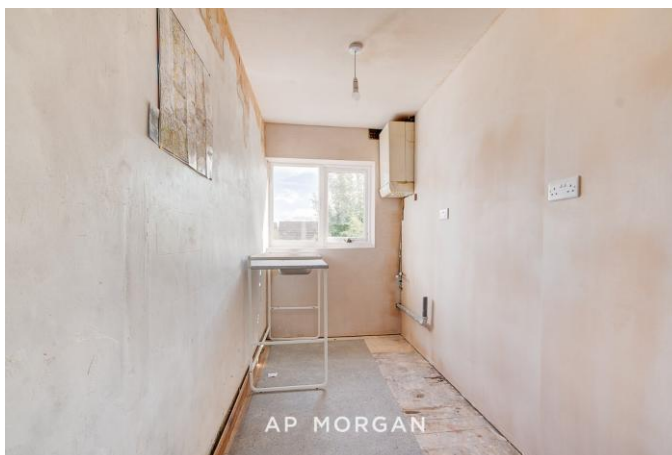
Bathroom 7'11" x 5'3" (2.41m x 1.6m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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 0121 827 6827, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

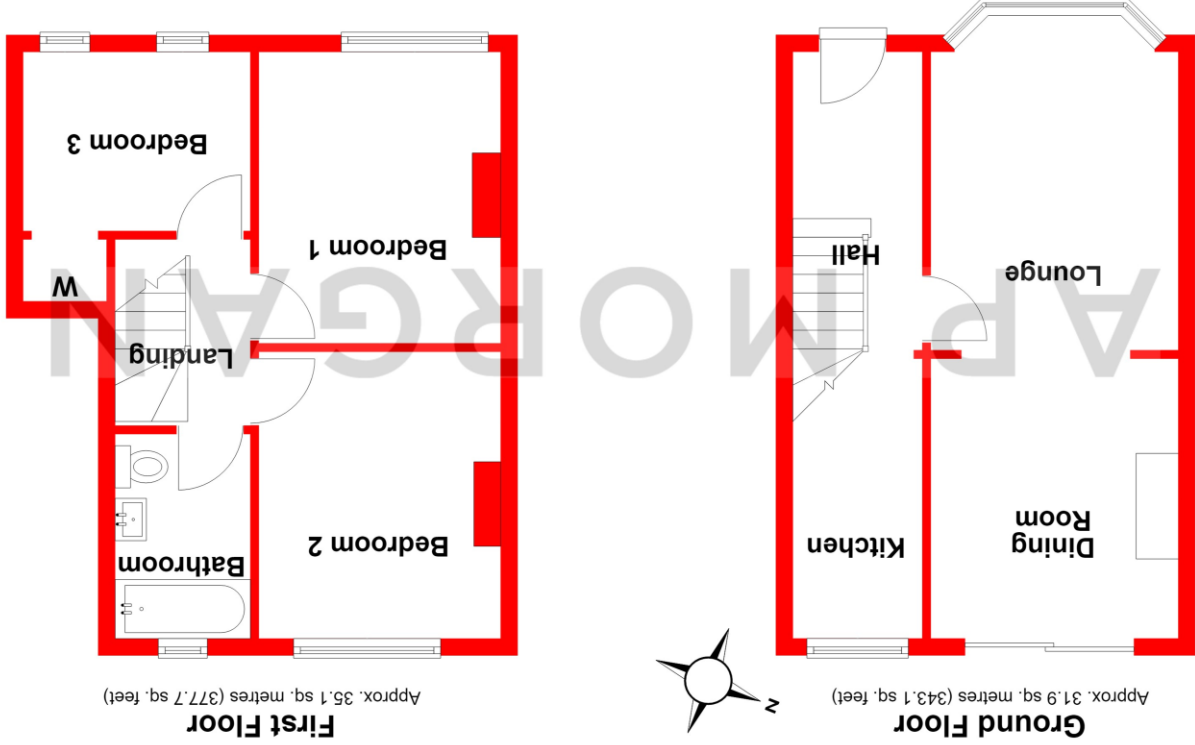
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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.



Total area: approx. 67.0 sq. metres (720.9 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.

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