

**AP MORGAN**



**Barley Mow Lane, Catshill, Bromsgrove**  
Offers Over £180,000

**Features:**

- Being Sold by AP Morgan Modern Method Auction/ Secure Sale (BUY IT NOW Option Available) – Reservation Fee Applies
- Detached two double bedroom cottage
- Generous plot
- Two reception rooms, kitchen & ground floor bathroom
- Veranda & lean-to store
- Large front garden & drive
- Popular village location

**Description:**

Being Sold by AP Morgan Modern Method Auction / Secure Sale (BUY IT NOW Option Available) – Reservation Fee Applies. An excellent opportunity to purchase this two bedroom detached cottage, situated on a generous plot within the popular village location of Catshill, Bromsgrove.

The property is approached via a lawned foregarden, sheltered from the road by a mature hedgerow, and benefits from driveway parking.

Inside, the accommodation briefly comprises two reception rooms, a kitchen, ground floor bathroom, lean-to store, and a veranda to the rear. Stairs rise to the first floor, where there are two good sized double bedrooms.

Moving outside, the property offers a generous rear garden, presenting excellent potential.

The property is well placed for a range of local facilities and amenities, including two convenience stores (one with a post office), a primary school, village hall, chemist, dentist, and a good selection of eating establishments. It also benefits from excellent road links, providing easy access to both the M5 and M42 motorway junctions.

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

Modern Method Auction/ Secure Sale 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 Auction/Secure Sale Team to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), 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 AP Morgan Auction/Secure Sale Team.

#### Details:

##### Hall

**Lounge** 12'2" x 11'6" (3.7m x 3.5m) Both Max

**Sitting Room** 12' x 11'1" (3.66m x 3.38m) Both Max

**Kitchen** 6'6" x 12'5" (1.98m x 3.78m) Both Max

**Bathroom** 4'6" x 12'5" (1.37m x 3.78m)

**Lean To** 9'9" x 9'1" (2.97m x 2.77m)

**Veranda** 9'2" x 22'2" (2.8m x 6.76m)

##### Landing

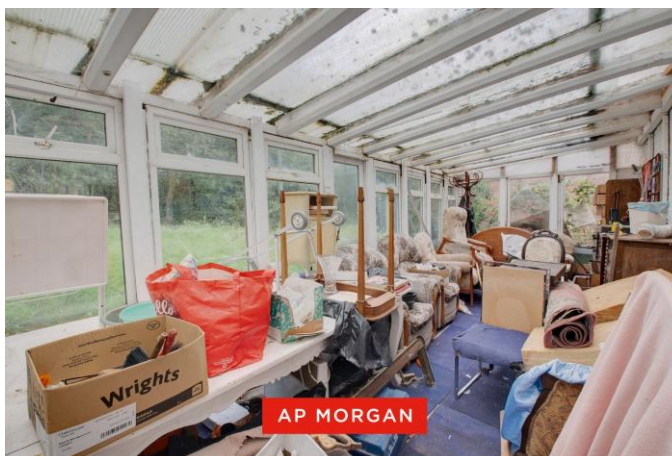
**Bedroom One** 12'2" x 11'10" (3.7m x 3.6m) Both Max

**Bedroom Two** 12'2" x 10'11" (3.7m x 3.33m) Both Max

**EPC Rating:** To be confirmed

**Council Tax Band:** C (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

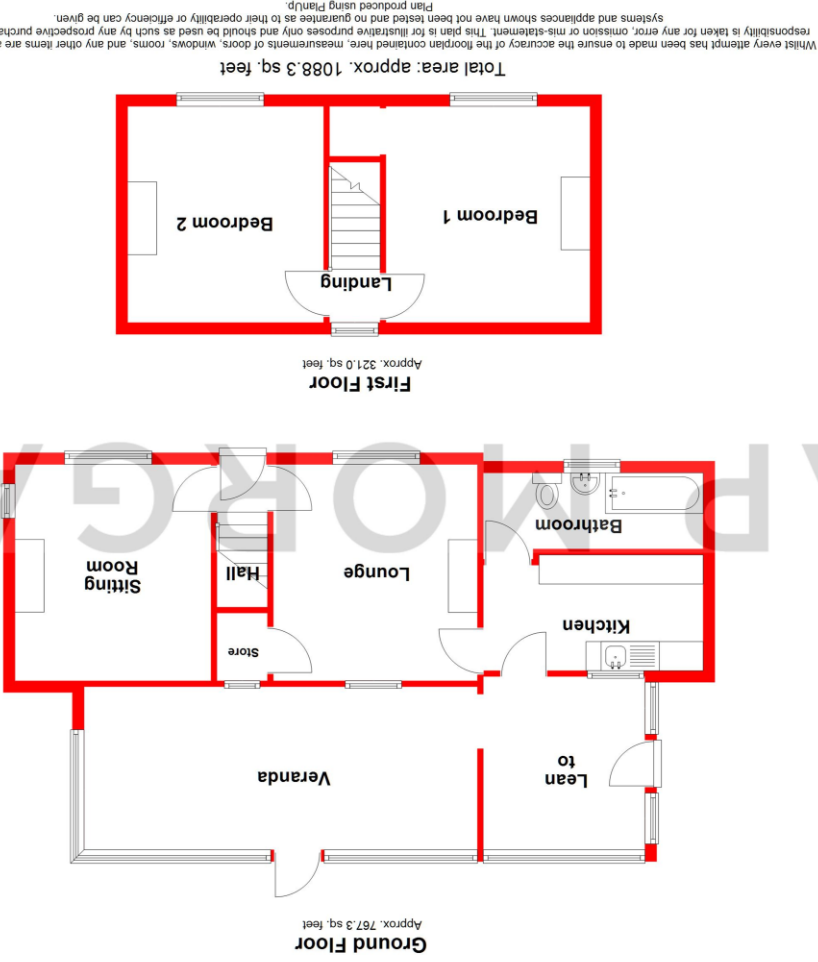
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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