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# Allan Morris

estate agents



Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677  
Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



**2 Bourne Avenue, Catshill, Worcestershire, B61 0NZ**

For sale by Modern Method of Auction



**Starting Bid Price £80,000 Plus Reservation Fee**

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## IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

**MEASUREMENTS** - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

**FIXTURES AND FITTINGS** - Only those items specifically mentioned in these details are included in the sale price.

**SERVICES** - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

**Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.**

**We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.**

**LETTINGS** If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

**VIEWING** - By appointment with Bromsgrove office at 18 High Street, or telephone 01527 874646.

Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



- End-terraced family home

- Cash buyers only

- Dilapidated garage in need of repair

- Needs some modernisation

- PVC double glazing

- Gas-fired central heating

- Three bedrooms

- Bathroom

- Lounge & Dining room

- Fitted kitchen

### AUCTIONEER'S COMMENT

This property is for sale through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, ~~iamsold~~ Limited.

This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This Fee is paid in addition to the 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 complete an identification verification process with ~~iamsold~~ and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must 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. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted.

Listing is subject to a start price and undisclosed Reserve Price that can change.

TO VIEW - Contact Allan Morris Estate Agents on 01527 874646; or

TO MAKE A BID visit: [allan-morris.iamsold.co.uk](http://allan-morris.iamsold.co.uk)

The property more particularly comprises:

An enclosed porch having a double glazed front door to the lounge, tiled floor, three inset ceiling spotlights and a built-in store cupboard housing the fuse board, and gas and electric meters.

### LOUNGE AND DINING ROOM

#### LOUNGE AREA 13'8" x 12'11" (4.17m x 3.94m)

(Measurements exclude cupboards and recess) having a feature fireplace, double glazed window to front, radiator, built-in cloaks cupboard, understair cupboard, dado rail, two wall light points, ceiling light point and an arch to:

#### DINING AREA 11'10" x 8'6" (3.61m x 2.59m)

(Measurements include recesses) having double glazed sliding patio door to rear garden, radiator, dado rail, ceiling light point and a door to:

#### KITCHEN 10'10" x 7'0" (3.30m x 2.13m)

(Measurements include units) having base and wall units with work top surfaces and single bowl/single drainer sink, part tiled walls, double glazed window to rear, six inset ceiling spotlights and a cupboard housing the wall mounted 'Ideal' combination boiler.

From the lounge, there is an alcove with stairs leading up to the FIRST FLOOR LANDING, having an access hatch to the loft and ceiling light point.

#### BEDROOM ONE 13'8" x 10'1" (4.17m x 3.07m)

Having a double glazed window to front, radiator and ceiling light point.

#### BEDROOM TWO 11'1" x 9'6" < 10'1" (3.38m x 2.90m < 3.07m)

(Measurements include wardrobe) having a fitted three door wardrobe, double glazed window to rear, radiator and ceiling light point.

#### BEDROOM THREE 8'1" < 19'7" x 5'7" (2.46m < 5.97m x 1.70m)

(Measurements include wardrobe) having a wardrobe built-in over the stairwell, double glazed window to front, radiator and ceiling light point.

#### WET ROOM 6'1" x 5'6" (1.85m x 1.68m)

(Measurements include suite) having a white low flush WC and pedestal wash hand basin, a wet room shower area, tiled walls, obscure double glazed window to rear, radiator and ceiling light point.

### OUTSIDE

#### DILAPIDATED GARAGE EN BLOC

To the rear of the property there is a single garage en bloc which is in a serious state of disrepair with no roof or door.

#### GARDENS

The house occupies a good sized corner plot with gardens to front, side and rear.

### GENERAL INFORMATION

#### TENURE

The vendor advises us that the property is LEASEHOLD for 99 years from 29th September, 1964 leaving a remaining term of just 40 years at an annual ground rent of £49.00 (£25 for house and £24 for garage). Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

#### COUNCIL TAX BAND: B

(Bromsgrove District Council)

#### EPC RATING: D

(Energy Performance Certificate)

#### DIRECTIONS

From Bromsgrove town centre: take the B4091 Stourbridge Road. At the mini island proceed straight on along Stourbridge Road, then at the large island take the first exit, continuing along Stourbridge Road, under the motorway bridge and on into Catshill. At the mini island take the third exit into Meadow Road, then at the next island take the first exit into Wildmoor Lane. Take the second left into Springs Avenue, then first right into Bourne Avenue, where the property will be found on the right.

AMP:2339/D1

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For illustrative purposes only. Not to scale.

Prepared by Making Plans Ltd - Tel: 0113 322 9204 - [www.makingplans.com](http://www.makingplans.com)