



1 Moat House Court, Pratts Lane, Mappleborough Green, Studley,

Auction Guide £310,000

- Two Bedroom End Of Terrace
- Immediate 'exchange of contracts' available
- Double Garage & Off Road Parking
- EPC Rating D
- Downstairs WC/Cloak Room
- Council Tax Band - E Stratford Upon Avon
- Beautiful Spacious Garden
- Upstairs Shower Room
- Lounge with Feature Fire Place
- Sold via 'Secure Sale'

Pratts Lane, Studley B80 7BN

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £310,000

A unique opportunity to purchase a two bedroom end of terrace property , with a beautiful rear garden, off road parking and double garage, situated in a private road, off Pratts Lane, in the sought after area of Mappleborough Green, offered with no upward chain



Council Tax Band: E



DESCRIPTION

In brief, the property comprises, porch, entrance hallway, W/C/cloak room, kitchen having a range of wall & base units, built in electric oven, hob, microwave, fridge, freezer, dining room with bay window overlooking the rear garden, lounge with dual aspect windows, spacious mature rear garden, stairs to first floor landing, master bedroom with built in wardrobes, double bedroom two and shower room with wc, vanity sink unit, modern shower with glass shower screen, and heated towel rail.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

OUTSIDE

The front of the property has a front garden with a gravelled seating area, bushes, trees and has a double garage in a block.

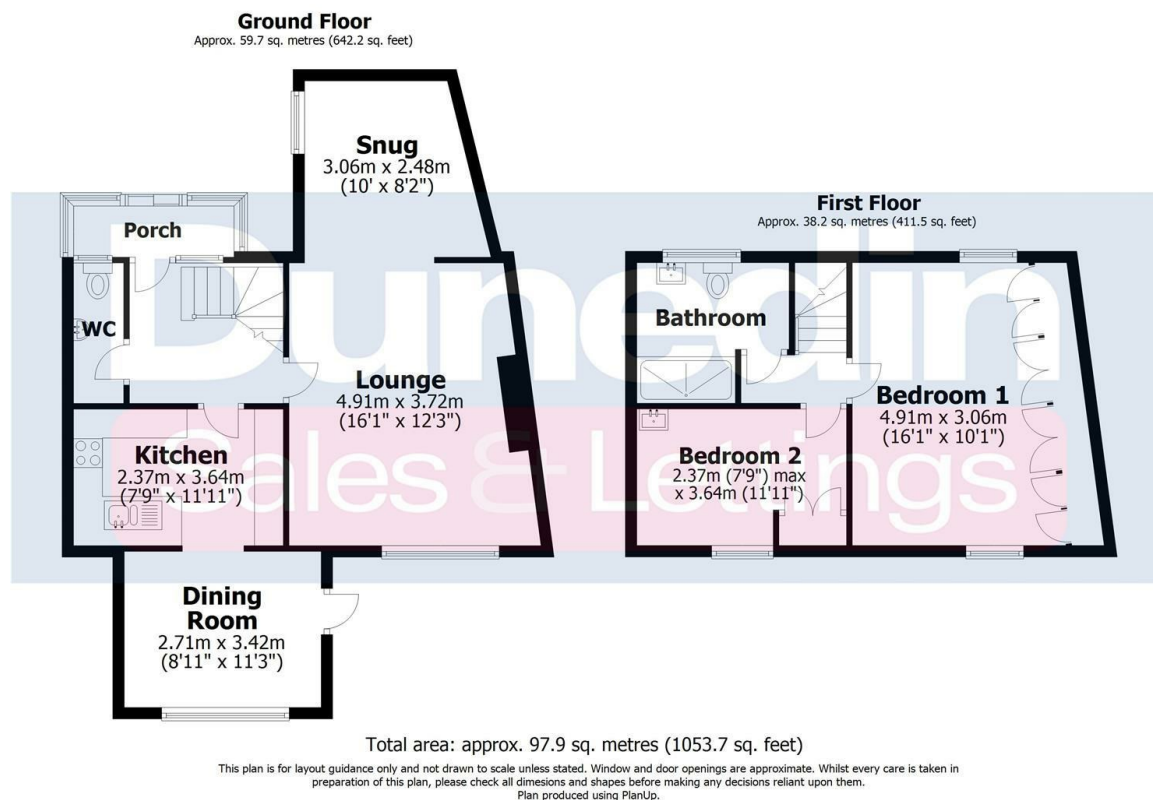
The property benefits from having a beautiful mature rear garden having a paved patio, lawn, flower beds, shed, green house, trees and hedged boundaries.

LOCATION

The property is nestled in a private road Moat House Court which is off Pratts Lane in Mappleborough Green, Redditch.

TENURE

The vendor has informed us the property is freehold.



Directions

The property is in off Pratts Lane, Mappleborough Green, Redditch.

Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		