



The Buckleys, Alvechurch

Guide Price £425,000



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DESCRIPTION

Hunters are delighted to bring to the market this immaculately presented and newly renovated four bedroom detached house in the heart of the sought after village of Alvechurch. The property offers flexible and versatile living accommodation and a perfect blank canvas to build the perfect family home. The property comprises of an entrance hallway, newly fitted kitchen, large living room/dining room, Master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside includes a drive way, integrated garage/utility area and a low maintenance rear garden which is mainly laid to lawn with a patio area.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.







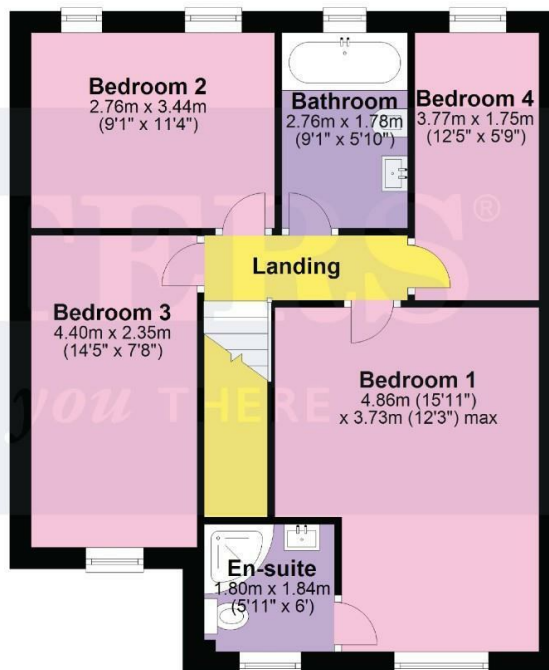
Ground Floor

Approx. 63.0 sq. metres (678.0 sq. feet)



First Floor

Approx. 59.1 sq. metres (635.7 sq. feet)

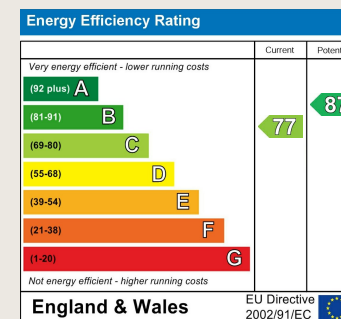


Total area: approx. 122.0 sq. metres (1313.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

0152760889

Mason House 96 Evesham Road, Redditch, B97 5ES

redditchsales@hunters.com