



# Mill Cottages , Marlfield Lane

Redditch, B98 8PU

Jeremy  
McGinn & Co 

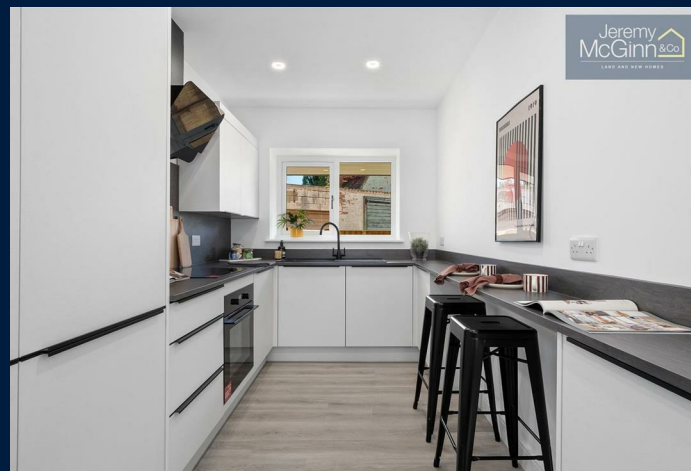
# Guide Price £260,000

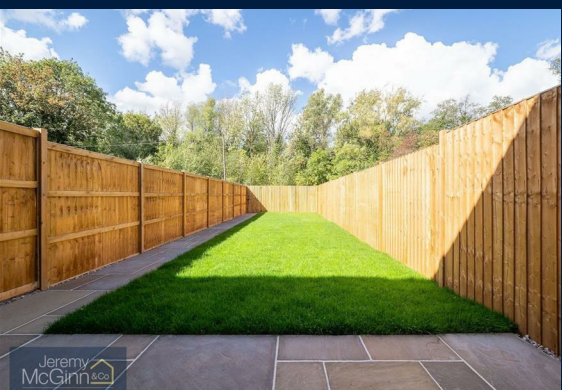


## Money Laundering Regulations – Identification Checks

In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.





**Tax Band:** New Build

**Council:** Redditch Borough Council

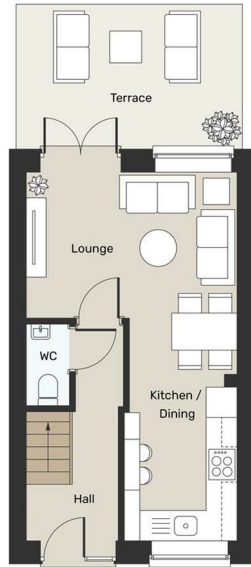
**Tenure:** Freehold

Redditch became a prominent Town with north east Worcestershire as a major centre for the manufacture of needles and fishing tackle and there are many of the original red brick factories still evident today.

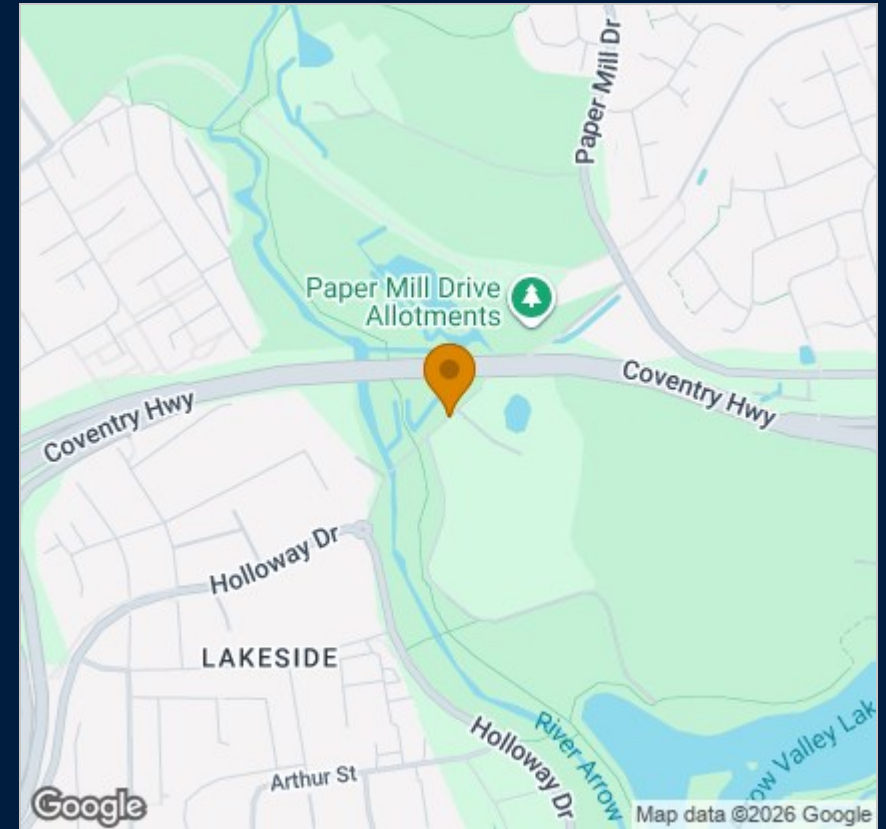
More latterly, the Redditch has evolved as a well planned Town with much development over the last 30 years including an excellent road system and extensive social, retail and sporting amenities. The Town is situated around 15 miles south of Birmingham to which there are regular rail services making this an excellent place from which to commute.

Access to the Midland motorway network s exceptional with the M40, M42 & M5 all being with a short drive.

# Floor Plan



# Map



# Energy Performance

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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