



# Dogbut Lane , Astwood Bank

Redditch, B96 6LD

Jeremy  
McGinn & Co 



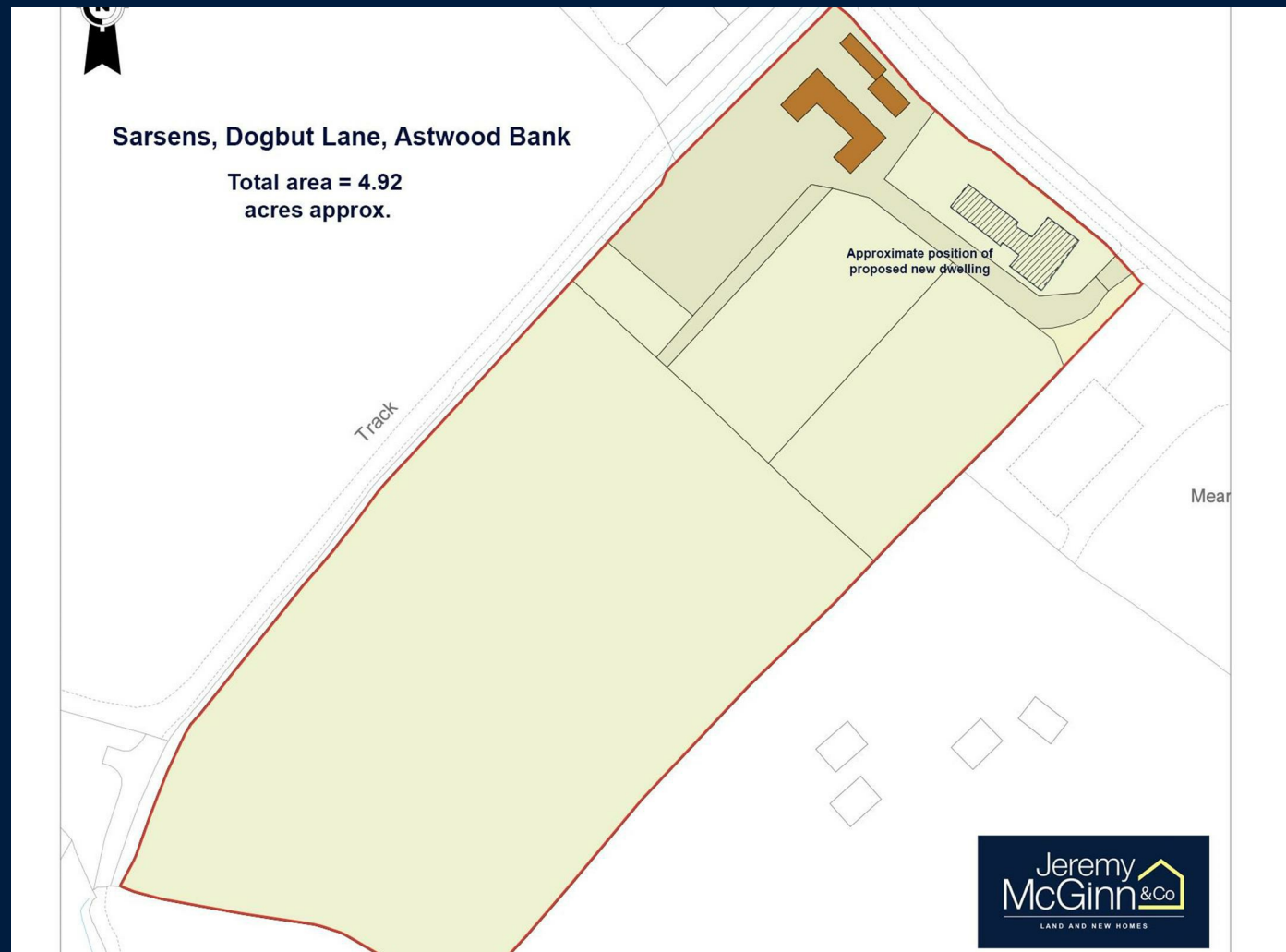
# Asking Price £575,000



## Money Laundering Regulations – Identification Checks

In line 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.









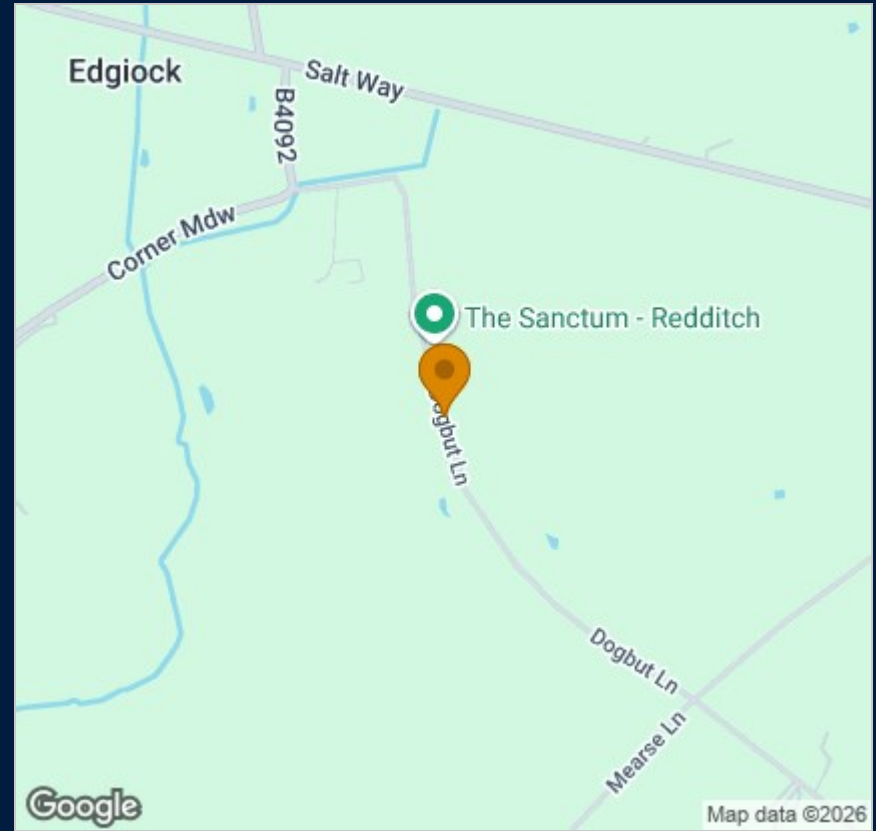
# Floor Plan

Approximate Gross Internal Floor Area  
 Existing Outbuildings: 158 sq m (1,701 sq ft)  
 Proposed Live Unit: 97 sq m (1,044 sq ft)  
 Proposed Work Unit: 145.5 sq m (1,566 sq ft)  
 Total: 400.5 sq m (4,311 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important Notice on the last page of the text of the Particulars.



# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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