



**Heronfield Close, Redditch, B98 8QN**

**welcome to**

**Heronfield Close, Redditch**

One bed first floor maisonette, lounge, kitchen, bathroom.



## Auctioneer's Comments

This property is offered 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 £6000.00 including VAT. This fee is paid in addition to 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 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 of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc 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.

## Agent Note

The Council Tax Band is A.

## Approach

Via door leading up to main accommodation door.

## Entrance Hall

Stairs to upper floor accommodation. Access to understairs storage cupboard (housing the boiler).

## Top Floor

Double glazed window to side. Coving to ceiling and central heating radiator. Access to storage cupboard and doors to:

## Lounge/diner

17' 5" x 10' 11" ( 5.31m x 3.33m )

Double glazed window to rear. (Reduced ceiling height and coving to ceiling.) Access to storage cupboard.

## Kitchen

12' 4" max x 6' 10" max ( 3.76m max x 2.08m max )

Double glazed window to front and rear. Coving to ceiling. A range of wall and base units with rolltop work surfaces. Sink with mixer tap and drainer. Fitted oven, hob and extractor fan over. Space for free standing appliances (fridge-freezer and washing machine). Laminate flooring and central heating radiator.

## Bedroom

17' 9" x 9' 2" ( 5.41m x 2.79m )

Double glazed window to front. (Reduced ceiling height and coving to ceiling.) Central heating radiator.

## Bathroom

Obscure double glazed window to side. White suite with fitted toilet and sink with vanity unit. Panelled bath with mixer tap, wall mounted shower over and screen. Tiling to splash prone areas and central heating radiator.



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## Heronfield Close, Redditch

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- HALL
- LOUNGE DINER

Tenure: Leasehold EPC Rating: C

guide price

**£90,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Oct 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
RDC109151 - 0009

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