



Lower Prospect Road, guide price £365,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Flexible layout offering potential
- Delightful setting overlooking garden
- Garage and driveway
- Guest accommodation/home office
- Available with no onward chain
- EPC Rating: D



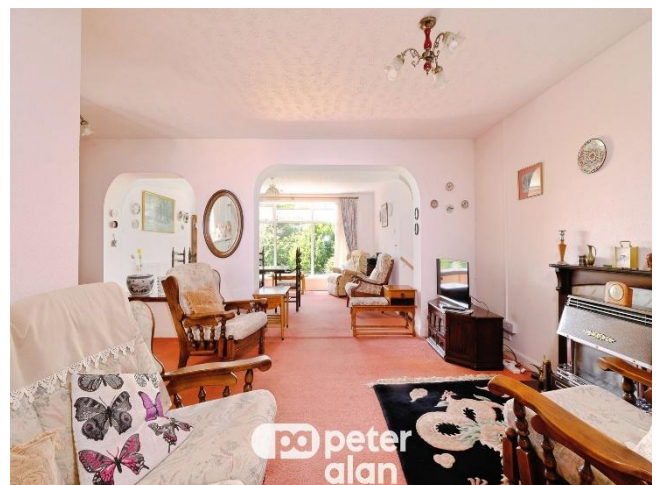
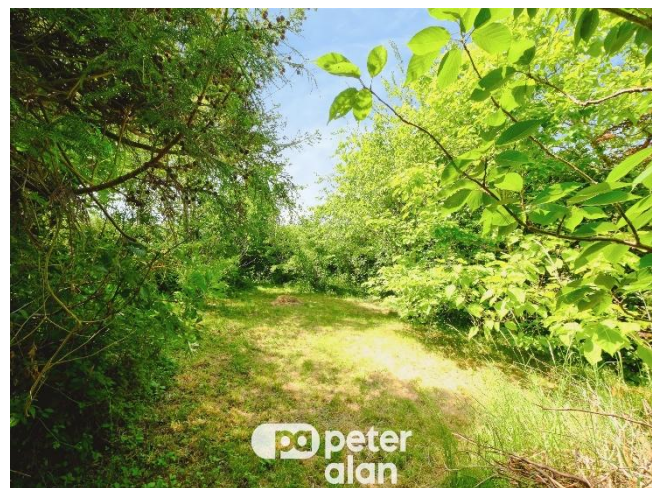
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About the property

Sought after location enjoying sizeable garden with distant views. Accommodation conveniently set over one level, with additional guest suite or potential home office to lower floor. Available with no onward chain.

Situated on the edge of Town in a slightly elevated and popular area of Osbaston, benefitting from close proximity to bus route. The attractive, deceptively spacious linked detached property, provides a versatile layout, with accommodation primarily arranged over one floor, with staircase to additional independent lower level offering an ideal private principal Bedroom with ensuite Bathroom or alternatively a Hobbies/Games Room or work from home area, with door leading out to the rear garden. Another feature of the property is the benefit of PV roof panels. There are two front entrance doors, one into a useful Store/outhouse area which also has a door leading out to the side with path around to the rear garden. Formal Reception Hall, with doors to following Study/Bedroom 4, with wooden flooring. There are two further Bedrooms and a Bathroom. The Kitchen is fitted with a range of units, comprising cupboards and drawers with work surfaces, incorporating; oven and gas hob. Superb extensive open plan Living Area, with fireplace having gas fire. Feature wide archway through to delightful Dining Area, with matching ornate opening to side, taking full advantage of the outlook across the rear garden and beyond. Outside, the pretty front garden is laid to lawn with planted borders. There is driveway parking in front of the linked Garage. The established rear garden offers wide lawned areas with mature shrubs and interesting specimen plants which create a delightful setting.





Accommodation

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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Floorplan



Total floor area 137.0 m² (1,475 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.