



Frankton Close
Redditch , B98 0HJ
Auction Guide £165,000



DESCRIPTION

NO UPWARD CHAIN Property consists of 3 double bedrooms, a lounge, a kitchen, a sitting / dining area and good size patio rear garden. Located in Redditch close to multiple schools.

ENTRANCE HALLWAY

Access from the Front porch to the property.

Hallway gives access to the WC, the kitchen, the lounge, the sitting / dining room and also the door to the rear garden.

KITCHEN

9'10" x 9'10" (3.0 x 3.0)

Fitted kitchen with integrated oven and electric hob. Kitchen is sectioned off with a counter between the kitchen and the sitting / dining room.

There is one white UPVC double glazed window.

SITTING / DINING ROOM

9'10" x 7'2" (3.0 x 2.2)

This area could be used as a sitting room or a dining room and has white UPVC French doors giving access to the rear garden and offering lots of natural light, as well as a gas central heating radiator

LOUNGE

17'0" x 13'5" (5.2 x 4.1)

Lounge provides access to the staircase to the first floor and also has white UPVC French doors giving access to the rear garden and offering lots of natural light. There is one further white UPVC Double glazed window as well as a gas central heating radiator.

WC

A WC and sink are present.

BEDROOM 1

13'9" x 9'10" (4.2 x 3.0)

Bedroom has a white UPVC double glazed window, a gas central heating radiator and a storage cupboard with doorway access.

BEDROOM 2

10'5" x 6'6" (3.2 x 2.0)

Bedroom has a white UPVC double glazed window and a gas central heating radiator.

BEDROOM 3

10'9" x 10'5" (3.3 x 3.2)

Bedroom has a white UPVC double glazed window and a gas central heating radiator.

BATHROOM

6'10" x 6'2" (2.1 x 1.9)

Bathroom has a WC, a pedestal sink and a walk in shower. There is a misted white UPVC double glazed window as well as a gas central heating radiator.

REAR GARDEN

29'10" x 29'10" (9.1 x 9.1)

Large patio rear garden with gated rear access and a wooden shed for storage

CURRENT PROPERTY STATUS

The property will be sold with vacant possession having been let out for a number of years to a long term tenant. Throughout this time, the property has maintained gas and electrical safety certification.

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

LEGAL PACK

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack visit tcpa.co.uk.

AUCTION INFORMATION

To view the auction information, visit tcpa.co.uk.

MORTGAGE FRIENDLY AUCTION RESERVATION FEE

If you are the highest bidder when the auction for the property comes to an end, you will enter into a reservation agreement with the seller. You must then pay the applicable reservation fee.

PRE AUCTION OFFERS ARE CONSIDERED

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

SPECIAL CONDITIONS

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the LEGAL

DOCUMENTS. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

Section 21 Estate Agents Act 1979 Disclosure

The seller of this property is an employee and/or connected person of Homemaker Properties as defined under the Estate Agents Act 1979.

In accordance with Section 21 of the Act, we hereby disclose that there is a personal interest in the sale of this property. All prospective purchasers are advised of this interest prior to auction

