



Bartlams.

Kennels Cottage, Kennels Lane, Albrighton - WV7 3BT

Guide Price £280,000



Kennels Cottage, Kennels Lane

Albrighton, Wolverhampton

***This property is for sale by the MODERN METHOD OF AUCTION - NO UPWARD CHAIN ***

Kennel Cottage is a characterful cottage coming to market via modern-day auction, located on the outskirts of Albrighton and set back from a quiet country lane, offering a semi-rural feel while remaining within easy reach of local amenities and transport links. The property benefits from a generous rear garden and an additional barn-style outbuilding to the side, presenting excellent potential for a variety of uses, subject to the necessary consents.

Entering the property through the front door, you are welcomed into a small porch which provides access to the main lounge and the stairs leading to the first floor. The lounge is positioned to the front of the property and features a large window overlooking the lane, along with a fireplace and fire surround, creating a warm and inviting living space. From the lounge, there is access through to the dining room located to the rear of the property.

The dining room is a well-proportioned area featuring a character brick fireplace, a window overlooking the garden and double patio doors opening directly onto the rear garden, making it an ideal space for family living and entertaining. From the dining room, there is access into the kitchen, which is fitted with cupboards and worktop space and benefits from windows overlooking both the front and rear aspects of the property.

- Character cottage offered For Sale by the Modern Method of Auction

• Subject to Reserve Price



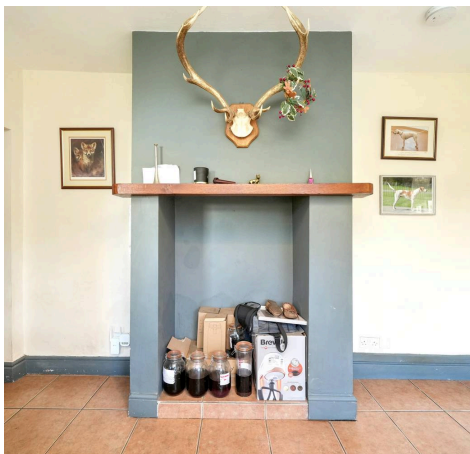
Kennels Cottage, Kennels Lane

Albrighton, Wolverhampton

Returning through the dining room, there is access into an external hallway, which provides practical access between the front and rear of the property. From here, you can reach the large rear garden, which is predominantly laid to lawn with a patio area immediately to the rear of the cottage. The garden further benefits from external storage and an outside WC. Off the external hallway, there is also access into the utility room, fitted with a worktop and sink and featuring a window overlooking the garden.

To the first floor, the property offers three bedrooms and a family bathroom. The main bedroom is located to the front of the property and benefits from a large window overlooking the front elevation and a spacious inset storage cupboard. To the rear of the property are bedrooms two and three, along with the main family bathroom. Bedroom two includes a window to the side of the property overlooking the surrounding outdoor space, while bedroom three enjoys a rear-facing window overlooking the garden and also benefits from a small inset cupboard. The family bathroom is fitted with a bath, WC and wash basin and includes a large inset cupboard and a frosted glass window overlooking the rear of the property.

Overall, Kennel Cottage offers a rare opportunity to acquire a character home with generous outdoor space and additional outbuildings, available via modern auction and offering scope for enhancement.



B.



Kennels Cottage, Kennels Lane

Albrighton, Wolverhampton

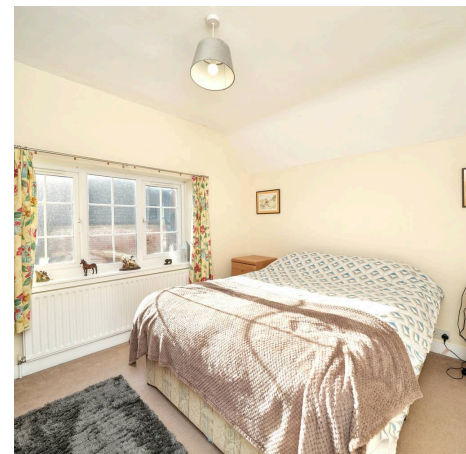
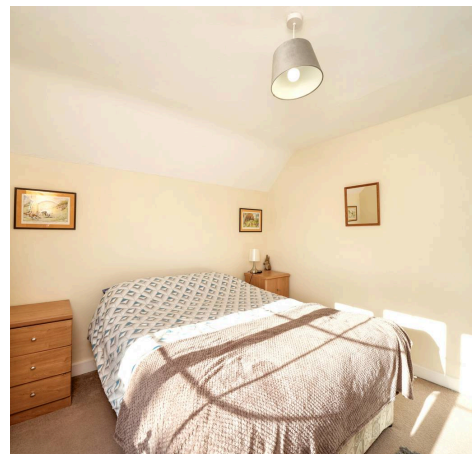
Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

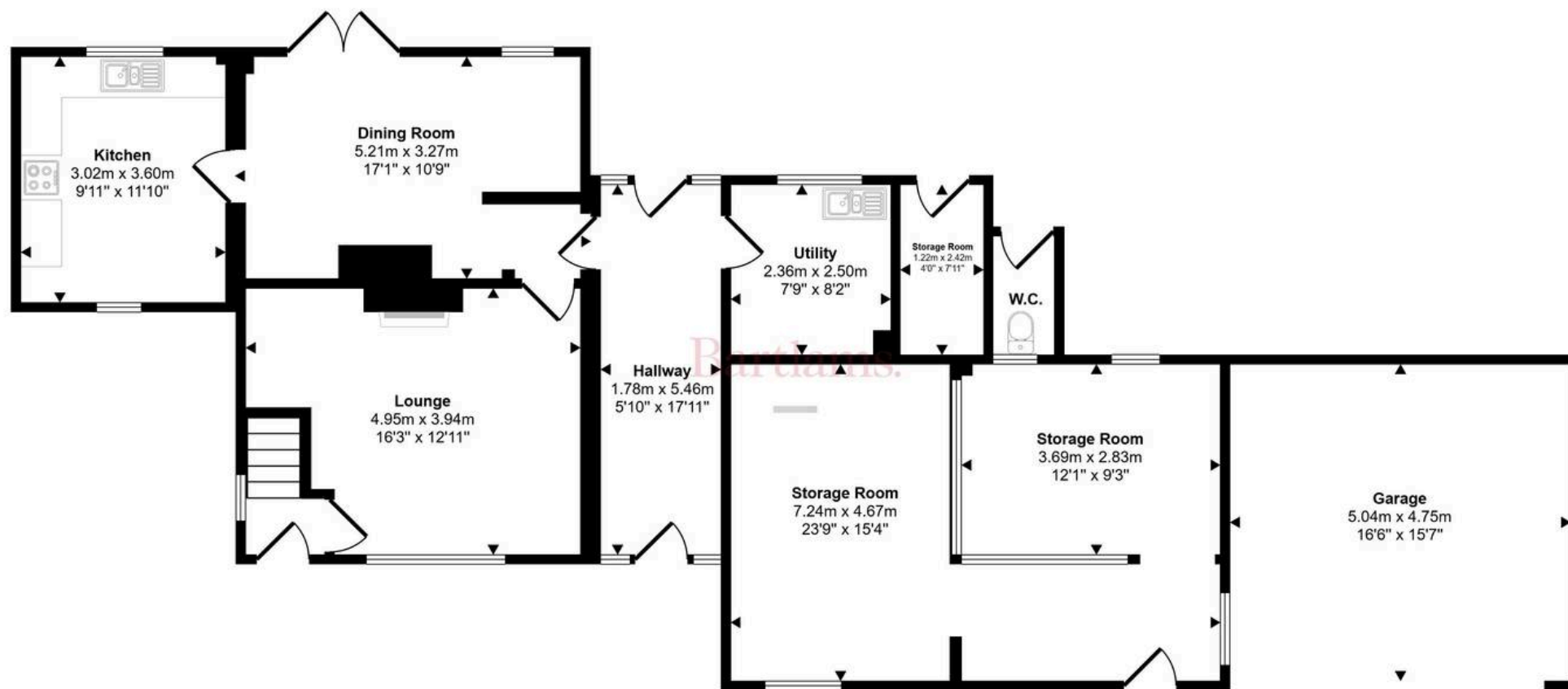
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



B.







Ground Floor
Approx 131 sq m / 1408 sq ft

Bartlams Albrighton

66 High Street, Albrighton - WV7 3JA

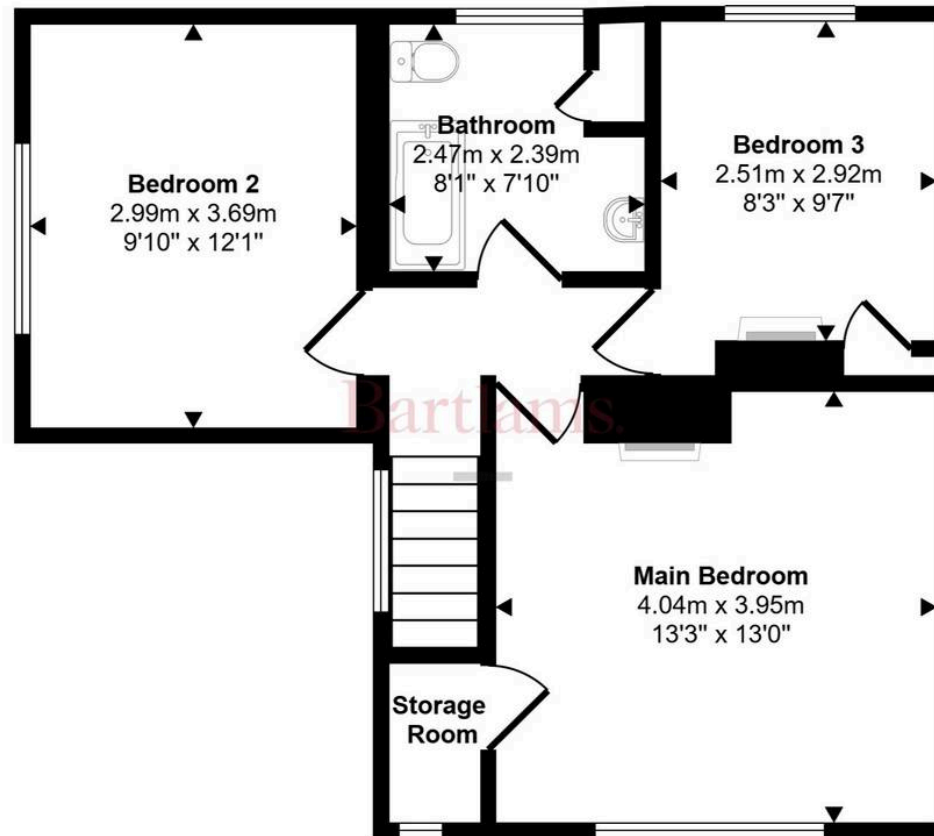
01902 374532

albrighton@bartlams.co.uk

www.bartlams.co.uk/

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale. DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.





First Floor

Approx 49 sq m / 524 sq ft

Bartlams Albrighton

66 High Street, Albrighton - WV7 3JA

01902 374532

albrighton@bartlams.co.uk

www.bartlams.co.uk/

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale. DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

