



Grove.

FIND YOUR HOME

2 Chapel Cottages, Ranters Bank, Far Forest, DY14 9DT

Auction Guide £300,000

2 Chapel Cottages

Grove Properties Group are delighted to present via Modern Method of Auction, 2 Chapel Cottages. This lovely two bedroom semi detached cottage offers far reaching countryside views and many charming character features such as oak beams and doors, a traditional stone exterior and open feature fireplace with log burner and brickwork.

Upon approach via the country lane of Ranters Bank, there is off road parking for two vehicles, garden to the side and pathway to the front door. Once inside, the living space is a cosy retreat with large open fireplace leading through to the spacious kitchen diner. Upstairs there are two double bedrooms and the house bathroom, all with spectacular views.

The village of Far Forest provides its residents with a local convenience shop, various pubs and eateries and a Church of England primary school. For those who enjoy the outdoors, there are many countryside walks and The Wyre Forest provides a lovely day out.

Viewings are by appointment and can be arranged through our Hagley branch.





Approach

Approached via steps and pathway up to the front door with gravel driveway to the side offering space for two vehicles.

Living Room 20'0" max x 10'5" max (6.1 max x 3.2 max)

With two double glazed windows to front, central heating radiator and large feature brick fireplace with wood beam mantle. Oak staircase leads to the first floor landing with understairs storage and door leads through into the kitchen diner.

Kitchen Diner 17'0" max x 13'5" max (5.2 max x 4.1 max)

With dual aspect double glazed window to front and side, central heating radiator and tiling to floor. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl stainless steel sink with drainage, integrated oven, hob and space and plumbing for white goods. This space offers ample room for dining furniture and door to the side leads out to the garden.

First Floor Landing

With double glazed window to front, large storage cupboard and doors leading to:

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

With dual aspect double glazed window to front and side and central heating radiator.

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

With double glazed window to front and central heating radiator.

Bathroom

With double glazed window to front, chrome heated towel radiator and tiling to walls. There is a pedestal sink, w.c. and fitted bath with hand held shower over.

Garden

With steps down to the lawn, shrubs for privacy and shed for storage.

Tenure - Freehold

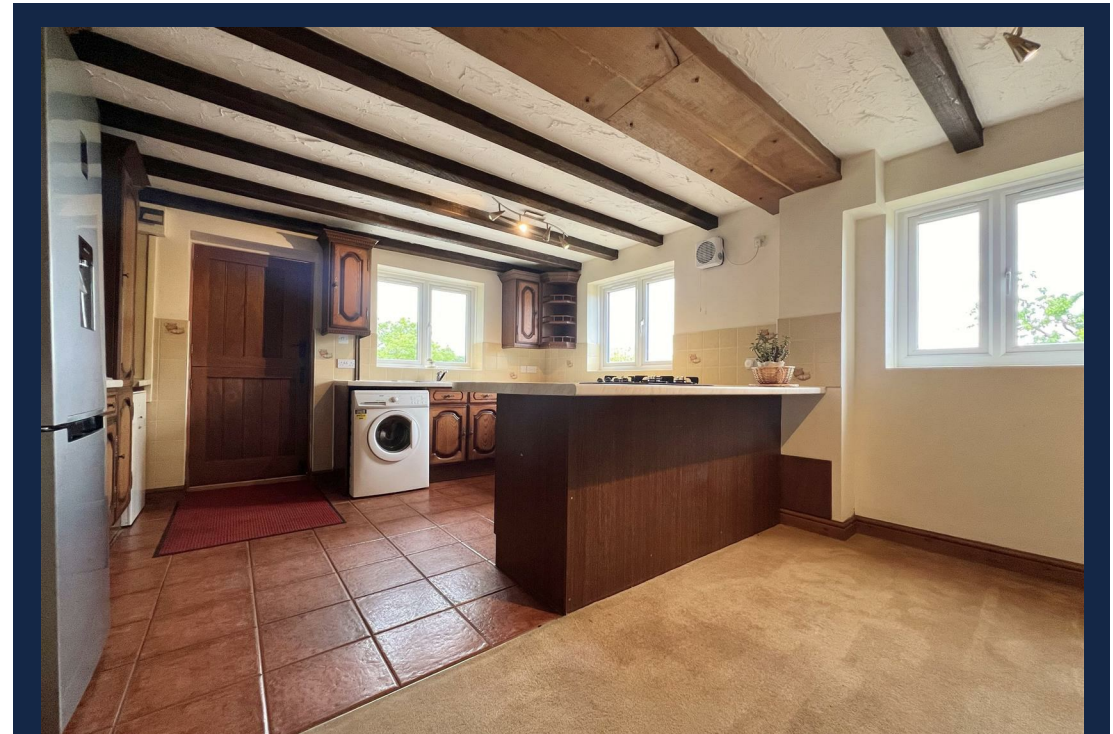
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is C.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.



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Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Auction

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600.00 including VAT. This is subject to a minimum payment of £6,600.00 including VAT which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold.



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FLOORPLAN


IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility of the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alternations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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