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FIND YOUR HOME



47 Sanders Road
Bromsgrove,
B61 7DQ

Offers Over £100,000



CASH BUYERS ONLY DUE TO SHORT LEASE

Located within walking distance of Bromsgrove Town Centre, this recently renovated ground floor apartment on Sanders Road presents an excellent opportunity for buy-to-let investors or those seeking an investment property.

The property is accessed via a communal entrance with intercom system, leading into a private entrance hall. The accommodation comprises a bright open plan lounge and kitchen, featuring a modern fitted kitchen, a well-proportioned bedroom and a contemporary bathroom.

The property's central location provides convenient access to a wide range of local amenities, including shops, cafés, restaurants and parks, making it an appealing choice for tenants and investors alike.

Offering modern accommodation in a convenient location, this property represents an excellent investment opportunity. JE 15/9/26 V1 EPC=D









Approach
Via communal grounds including one allocated parking space, lawn, pathway to the communal entrance hall, intercom system for access, door into private entrance hall.

Private entrance hall
Cupboard housing the fuse box, intercom system, doors to bedroom, shower room, airing cupboard housing the central heating boiler and open plan living kitchen area.

Shower room
Vertical central heating towel rail, shower with monsoon head over, low level flush w.c., pedestal wash hand basin.

Open plan living kitchen area 10'5" x 21'3" (3.2 x 6.5)
Double glazed window to side, sink with mixer tap and drainer, integrated oven, hob, extractor, space for washing machine, gloss wall and base units with wood effect surface over, double glazed window to front, built in storage cupboard, central heating radiator.

Bedroom 11'1" x 8'6" (3.4 x 2.6)
Double glazed window to front, central heating radiator.

Tenure
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the lease is 99 years from 24th June 1983 with a ground rent of £45.00 rising to £180.00.

Council Tax Banding
Tax Band is A

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

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.

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 on 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 distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations 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.

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