



Connells

Highbanks High Street
Broom Alcester

Highbanks High Street Broom Alcester B50 4HJ

for sale guide price
£325,000



Property Description

Occupying a generous plot in the heart of the sought-after village of Broom, this three-bedroom bungalow presents an exciting opportunity for buyers looking to create their ideal home.

The property offers spacious and flexible accommodation throughout, with three bedrooms, a comfortable living area, kitchen and bathroom facilities. While the bungalow would benefit from some updating and modernisation, it offers tremendous scope for improvement and potential to enhance and extend, subject to the necessary permissions.

A particular feature of the property is its substantial plot, providing excellent outdoor space with ample room for gardening, entertaining or further development opportunities. The bungalow enjoys a prominent position on Broom High Street, within easy reach of local amenities and excellent transport links to Alcester, Stratford-upon-Avon and the surrounding areas.

Offering a rare combination of location, plot size and potential, this property is an ideal purchase for those seeking a renovation project in a desirable village setting.

Viewing is highly recommended to appreciate the opportunity on offer.

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.









Total floor area 123.4 m² (1,328 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

Connells

To view this property please contact Connells on

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STRATFORD UPON AVON CV37 6QB

EPC Rating: Council Tax
Awaited Band: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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