



Connells

Milligan's Point Mill Lane
Kidderminster



Property Description

Perfect for first-time buyers, downsizers or investors, this superb two-bedroom first-floor apartment enjoys a convenient location within easy reach of Kidderminster town centre.

The well-presented accommodation comprises an entrance hall, a spacious lounge/diner, fitted kitchen, two bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a modern bathroom. Externally, the property offers the added advantage of an allocated parking space.

Offered to the market with no onward chain, this is an excellent opportunity, and early viewing is highly recommended.

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.

Approach

Allocated parking, communal entrance with secure intercom system, stairs leading to apartment.

Hallway

Door to front, storage cupboard, fitted carpet, panelled radiator, ceiling light point, doors onto two bedrooms, lounge and bathroom.

Lounge

Lounge offering ample space for both living and dining furniture, having kitchen off, double glazed windows, fitted carpet, panelled radiator, ceiling light point.

Kitchen

Located off lounge having double glazed windows, a range of wall and base units, roll edge work surface, inset sink and drainer with mixer tap, electric hob with cooker hood above and fitted oven beneath, space for under counter white goods including fridge/ freezer and washing machine, pot tiled walls, ceiling light point.

Bedroom One

Master bedroom offering plenty of space for bedroom furniture, benefiting from ensuite, having fitted carpet, panelled radiator, ceiling light point, double glazed window.

En-Suite

A well-maintained ensuite having shower cubicle, low flush w/c, wash hand basin, ceiling light point.

Bedroom Two

Second double having fitted carpet, panelled radiator, ceiling light point, double glazed window.

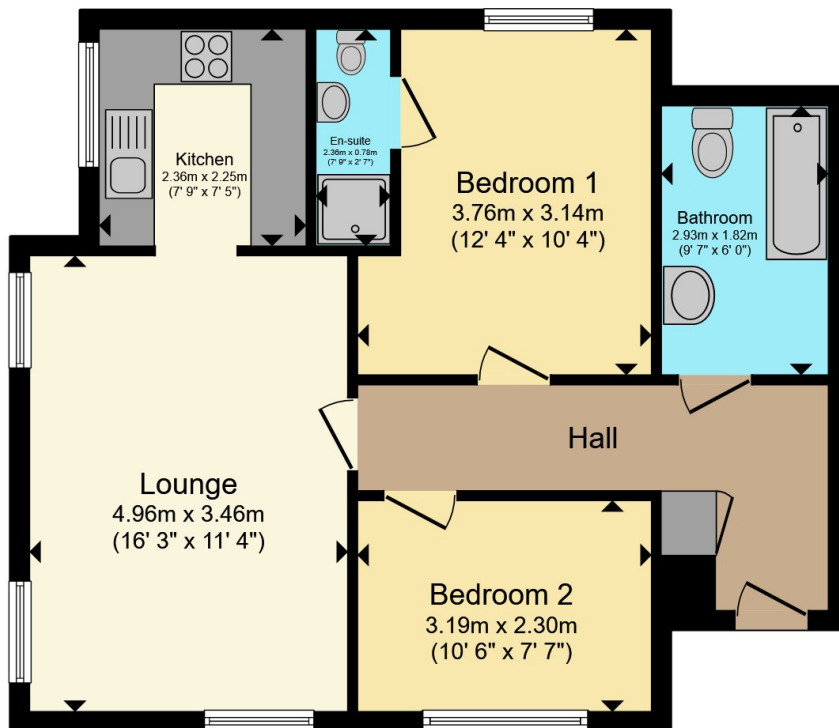
Bathroom

Well-kept bathroom having panelled bath with shower over and glass shower screen, low flush W/C, wash hand basin, ceiling light point, part tiled walls.

Parking

Allocated parking bay at front of complex.





Total floor area 58.8 m² (633 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

T 01562 682 14
E kidderminster@connells.co.uk

28-29 Worcester Street
 KIDDERMINSTER DY10 1ED

EPC Rating: B

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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