

# Sold Prior To Auction

3 Maudslay Cottages  
Henley Road  
Alcester  
B49 6HX

By Auction £100,000



This property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 15th July 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).

#### Introduction

A charming mid-terrace, Grade II listed, two-bedroom cottage in the village of Great Alne. The accommodation spans two floors and briefly comprises a living room, kitchen, two bedrooms, and a shower room. Additionally, the property features a large shared area at the rear, a single garage, and a private garden.

#### Living Room

11'6" x 13'8" (3.52 x 4.19)

Having a timber front door, window to the front elevation and central open fireplace.

#### Kitchen

6'6" x 10'2" (1.99 x 3.11)

Timber door and window overlooking the shared garden area. A range of wall & base units, stainless steel sink, space for a freestanding cooker and staircase rising to the first floor.

#### Bedroom 1

11'6" x 13'8" (3.52 x 4.19)

Double bedroom having a window to the front elevation and loft hatch with pull down ladder.

#### Bedroom 2

6'7" x 7'1" (2.01 x 2.16)

Having a window to the rear elevation.

#### Bathroom

10'7" x 6'0" max (3.23 x 1.85 max)

Having a bath tub, wc and hand basin.

#### GENERAL INFORMATION

##### Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'Limited' to 'None' For more information, please visit: <https://checker.ofcom.org.uk/>.

##### Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

##### Services

Prospective purchasers should make their own enquiries with the appropriate utility companies for the

verification as to the availability (or otherwise) of services. That being said, we understand that mains electricity, drainage and water are connected to the property. The heating is via night storage heaters.

##### Authorities

National Grid ([www.nationalgrid.co.uk](http://www.nationalgrid.co.uk))

Severn Trent Water ([www.stwater.co.uk](http://www.stwater.co.uk))

Stratford-on-Avon District Council

([www.stratford.gov.uk](http://www.stratford.gov.uk))

Warwickshire County Council

([www.warwickshire.gov.uk](http://www.warwickshire.gov.uk))

##### Tenure & Possession

The property is Freehold and vacant possession will be given upon completion, which is scheduled for 28 days after the auction i.e. 12th August 2025 (or earlier by mutual agreement).

##### Fees

On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% deposit (minimum of £5,000) to the vendor's solicitors, together with an administration fee of £950 (plus VAT) to the auctioneers, which is to be paid whether the property is sold in the room on the night or prior to/post auction.

##### Viewings

Strictly by prior appointment with the auctioneers.

Please call the office (01789 330 915 / 01564 794 343) to arrange a viewing.

##### Vendors Solicitors

A full auction pack is available from the vendor's solicitors:

Hall Reynolds Solicitors

18 High Street

Bidford-on-Avon

Alcester

B50 4BU

Acting: Ms Stephanie Breeden

Email: [stephanie@hallreynolds.co.uk](mailto:stephanie@hallreynolds.co.uk)

Telephone: 01789 772 955

##### Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor's solicitor.

These conditions may be inspected during the usual office hours at the offices of the vendor's solicitor mentioned in these sales particulars during the five

days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The purchaser shall be deemed to bid on those terms whether they have inspected the Conditions or not.

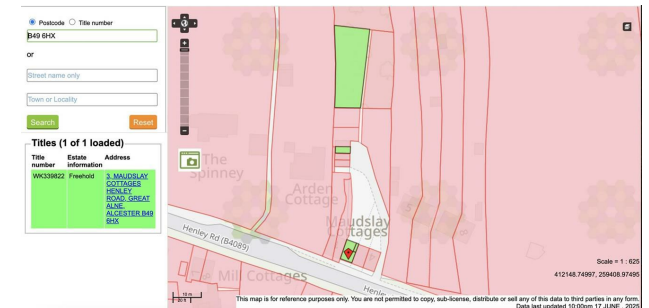
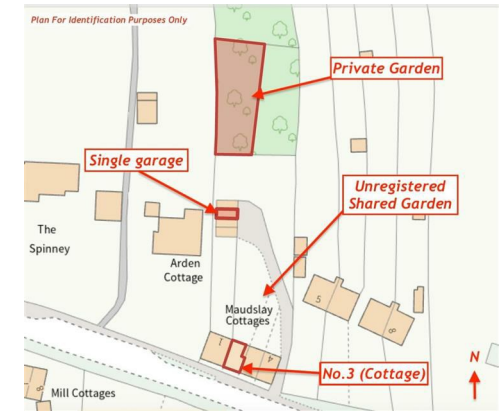
##### Money Laundering

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##### Agents Notes

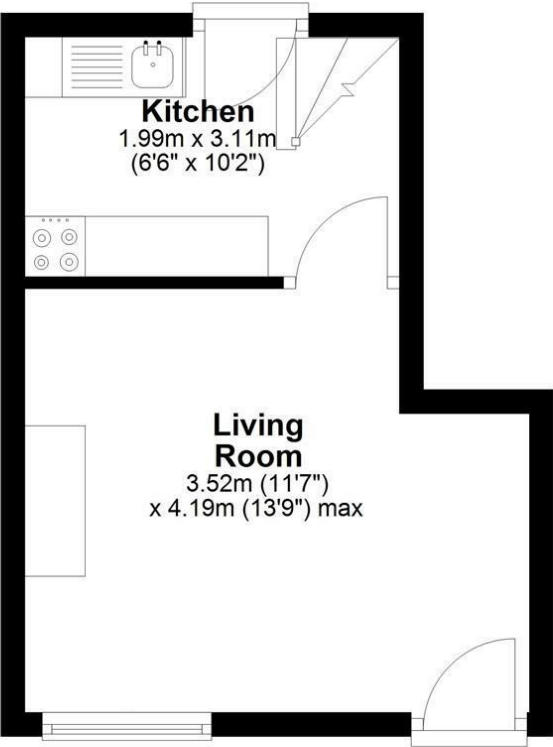
The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition).

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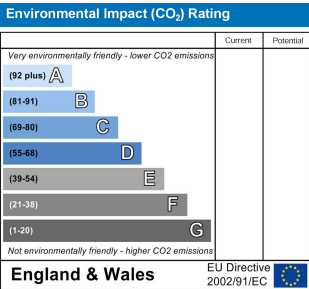
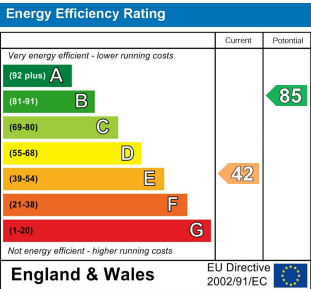
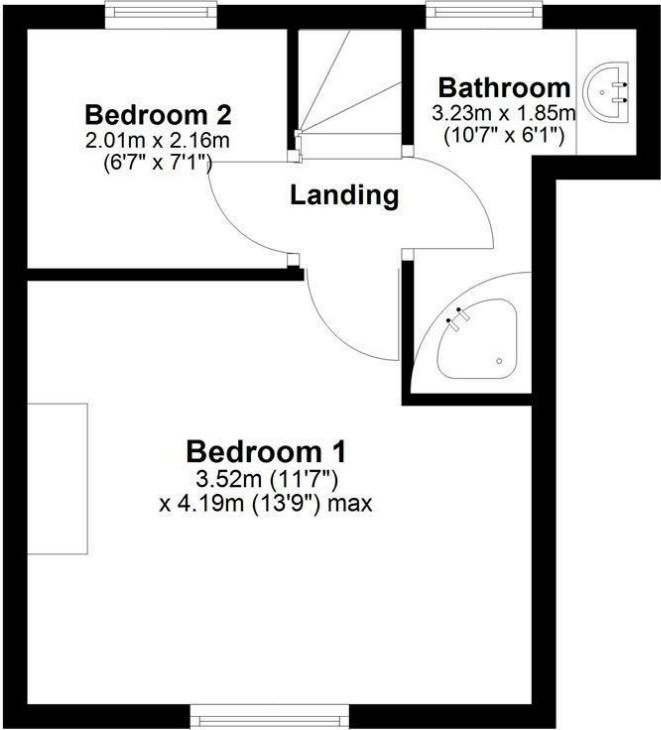
Ground Floor

Approx. 20.1 sq. metres (216.7 sq. feet)



First Floor

Approx. 24.6 sq. metres (264.4 sq. feet)



Total area: approx. 44.7 sq. metres (481.1 sq. feet)



