



39 Whitelodge Park, Shawbury, Shrewsbury, SY4 4NT

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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Guide price £120,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: sales@hbshrop.co.uk

For sale by modern method of auction with a starting bid of £120,000 plus reservation fee.

Occupying a pleasing corner plot position with NO UPWARD CHAIN, this is a neatly presented and particularly spacious three bedroom semi-detached house which will appeal to many prospective purchaser(s). The village of Shawbury has good amenities which include primary school, post office, petrol station, public houses etc and has excellent road networks which connect to a variety of surrounding areas including the county town of Shrewsbury, the new town of Telford and the market town of Wellington.

This property is for sale by West Midlands Property Auction powered by IAM Sold.

Auctioneers comments:

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. 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 4.2% to a minimum of £6,000 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. (Reservation Fee is in addition to the final negotiated selling price.)

I Am Sold Ltd - telephone: 0121 366 0539 or email: enquiries@iam-sold.co.uk or www.iamsold.co.uk

Accommodation:

Entrance porch, hallway, lounge, dining room, kitchen, ground floor bathroom, first floor landing, three bedrooms, corner plot with large front garden, rear garden, driveway, garage, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Part glazed entrance door gives access:

Porch:

Having glazed windows, tiled floor. Wooden framed glazed door then gives access to:

Hallway:

Having radiator, cloaks cupboard, wall-mounted thermostat control unit. Door from hallway gives access to:

Lounge:

14'5 max into staircase recess x 10'1 (4.39m max into staircase recess x 3.07m) Having an attractive coal effect period style gas fire set to a marble style hearth with fire surround (this is where the gas fired central heating back boiler is located), glazed sliding patio doors giving access to the rear gardens, coving to ceiling, radiator. Square arch from lounge and door from hallway gives access to:

Dining room:

9'11 x 9'1 (3.02m x 2.77m) Having glazed window to front, radiator, coving to ceiling.

Door from hallway gives access to:

Kitchen:

11'10 x 6'4 (3.61m x 1.93m) Having eye level and base units with built-in cupboards and drawers, four ring electric hob with cooker extractor fan over, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, glazed window to front, serving hatch to dining room.

Door from hallway gives access to:

Ground floor bathroom:

Having a white three piece suite comprising: Panelled bath with pedestal wash hand basin, low flush wc, part tiled to walls, glazed window to rear, heated towel rail, extractor fan.

From lounge stairs rise to:

First floor landing:

Having store cupboard and walking airing cupboard with hot water tank cylinder unit. From first floor landing doors give access to all three bedrooms.

Bedroom:

12'4 x 10'1 (3.76m x 3.07m) Having glazed window to front, radiator, coving to ceiling.

Bedroom:

9'11 x 8'10 (3.02m x 2.69m)

Having glazed window to front, fitted wardrobe and dressing table with built-in drawers, eye level storage cupboards, radiator.

Bedroom:

10'0 x 6'6 (3.05m x 1.98m) Having glazed window to rear, radiator.

Outside:

The property occupies a particularly large corner plot. To the front of the property there is a generous sized lawned garden with paved patio area enclosed by mature hedging and having inset shrubs, bushes etc. To the side of this a tarmac driveway gives access to a garage. In between the house and garage there is a tarmac pathway with outside cold tap which then gives access to the property's rear garden having paved patio area, timber shed, lawned garden and mature shrubs.

Garage:

Having part glazed double doors, service door to side and glazed window to rear.

Services:

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure:

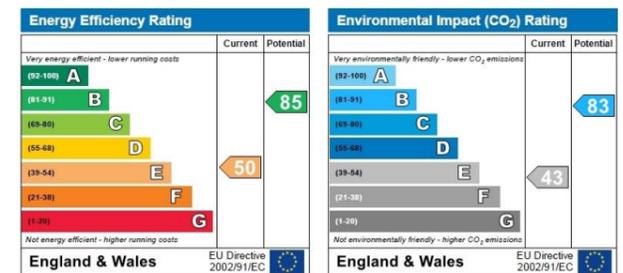
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services:

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer:

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS

