



6 Windermere Road, Shrewsbury, SY1 4DU

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:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Guide price £135,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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For sale by Modern Method of Auction; Starting Bid Price £135,000 plus Reservation Fee. Offered for sale with NO UPWARD CHAIN, is an attractive, improved and particularly spacious, period bay fronted, three bedroom semi-detached house. The property is situated on a pleasing corner plot located within this highly convenient residential location, boasting a generous driveway with a brick-built detached garage with an adjoining store / workshop. The property is within close proximity to an excellent variety of excellent amenities and is within easy reach of the Shrewsbury town centre and the local by pass linking up to the M54 motorway network. Viewing of this property is recommended. This property is for sale by West Midlands Property Auction powered by IAM Sold.

Auctioneer's 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:

Reception hallway, bay fronted lounge, bay fronted dining room, re fitted kitchen, rear lobby, first floor landing, three bedrooms, re fitted bathroom, gardens to the front, side and rear, generous driveway, garage with adjoining store / workshop, double glazing, gas fired central heating.

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

Upvc double glazed entrance door gives access to:

Entrance Porch:

Having upvc double glazed windows. Wooden framed glazed door with decorative stained glazed windows to side and above give access to:

Entrance Hallway:

Having radiator, picture rail, cloaks cupboard, under-stairs store cupboard. Door from hallway gives access to:

Bay Fronted Lounge:

13'5 max into bay x 11'5 (4.09m max into bay x 3.48m) Having upvc double glazed walk-in bay window to the front, radiator, coving to ceiling.

From hallway door gives access to:

Bay Fronted Dining Room:

12'4 x 12'2 into bay (3.76m x 3.71m into bay) Having double glazed walk-in bay window to the side, radiator, telephone point, fireplace, picture rail.

Door from hallway gives access to:

Re Fitted Kitchen:

10'4 max reducing 7'5 x 6'7 (3.15m max reducing 2.26m x 2.01m) The kitchen comprises: a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel drainer unit with mixer tap over, integrated oven, four ring gas hob, stainless steel cooker canopy over, vinyl floor covering, double glazed window. Part glazed door from kitchen gives access to:

Rear Lobby:

Part glazed door giving access to the rear, double glazed window to side, (SPACE); for upright fridge freezer.

From hallway stairs rise to:

First Floor Landing:

Having picture rail, loft access. Doors from first floor landing give access to all bedrooms and re fitted bathroom.

Bedroom One:

12'5 max into recess x 11'5 (3.78m max into recess x 3.48m) Having double glazed window to side, radiator, picture rail, cupboard housing Vaillant gas fired combination boiler with shelved storage cupboard to side.

Bedroom Two:

12'11 max into bay x 10'5 (3.94m max into bay x 3.18m) Having walk-in double glazed bay window to the front, radiator, picture rail.

Bedroom Three:

8'0 x 7'10 (2.44m x 2.39m) Having double glazed window to the front, radiator, picture rail.

Re Fitted Bathroom:

Having a bath with main shower over, shower screen to side, pedestal wash hand basin, low flush wc, fully tiled to walls, vinyl floor covering, double glazed window to the rear, radiator.

Outside:

The front and rear gardens are mainly laid to lawn with rockery areas, slatted and gravelled sections. A brick paved driveway then leads from the front of the property to the side of a garage. Adjoining the garage there is a brick-built store. Between the house and garage gated access then leads to the rear of the property where there is a small paved rear garden / yard with separate brick-built outside wc.

Garage:

14'7 x 9'7 (4.45m x 2.92m) Having an up and over door.

Separate brick built workshop:

8'8 x 7'5 (2.64m x 2.26m)

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:

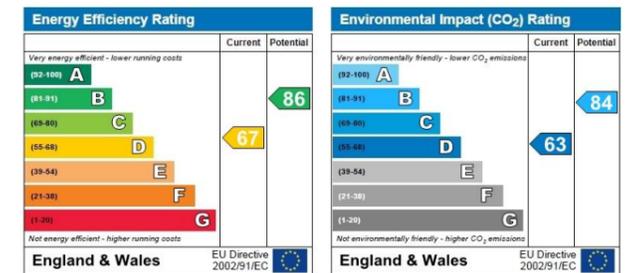
Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Good Morning,

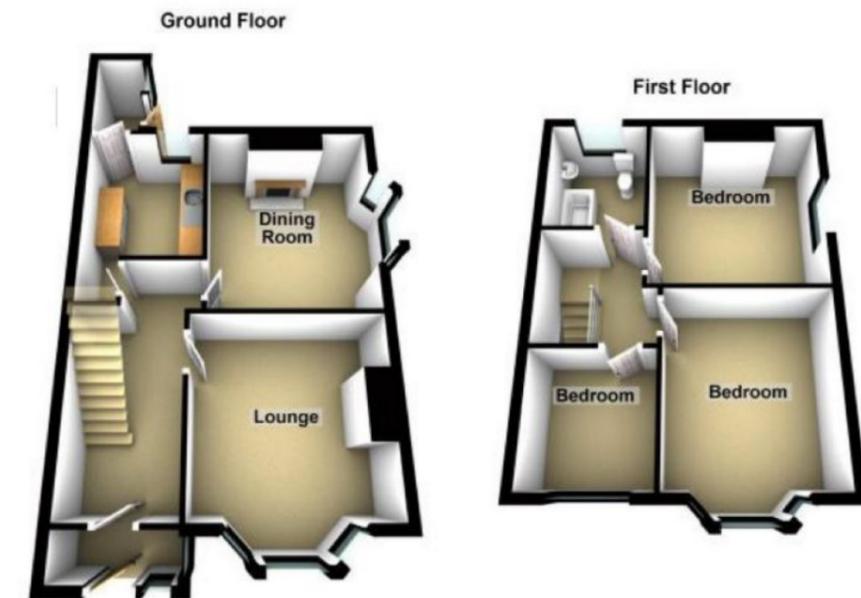
Just spoke to the seller, she's asked if you can make reference to in the key features. She has also asked if you can make a note about the separate brick built workshop.

Many Thanks ?

Sarah Coleman
Auction Specialist
West Midlands



FLOOR PLANS



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct 07973 205 007 Plan produced using PlanUp.