



**Fyfe, 2 Station Cottages, Upton Magna, Shrewsbury,
SY4 4TX**

www.hbshrop.co.uk



Important Notice - please read carefully

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 £60,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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For sale by modern method of auction with a starting bid of £60,000 plus reservation fee. A rare opportunity exists to acquire a two bedroom mid terrace of three former railway workers cottages, requiring complete modernisation and renovations throughout. This single storey property is situated on the outskirts of Shrewsbury on the fringes of this popular village and is accessed via a private driveway. The property is situated 5 miles east of Shrewsbury, convenient for the local bypass linking up to the M54 motorway network. 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 hall, lounge, two bedrooms, bathroom, dining room, kitchen.

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

Entrance hall:

Sliding door leading into:

Lounge:

14'1 x 11'9 (4.29m x 3.58m)
Having fireplace, night storage heater, upvc window to front. Access from hall to:

Dining room:

13'6 x 8'7 (4.11m x 2.62m)
Having two built-in cupboards. Access from dining room to:

Kitchen:

12'4 x 6'2 (3.76m x 1.88m)
Having stainless steel single drainer unit, base unit, wall-mounted electric heater, two glazed windows. Door gives access to:

Former lean-to:

Having access to rear gardens.

Door from lounge to:

Bedroom one:

11'11 x 7'11 (3.63m x 2.41m)
Having glazed window. Door from bedroom one to:

Bedroom two:

11'2 x 7'11 (3.40m x 2.41m)
Having glazed window.

Door off entrance hall leading to:

Bathroom:

Having panelled bath, pedestal wash hand basin, low flush wc.

Outside:

2 Station Cottages has a right of way down a private driveway (the occupiers of Station House inform us that the driveway is jointly owned by all properties and right of way given to all properties). To the front and rear of 2 Station Cottages are mature / overgrown gardens.

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:

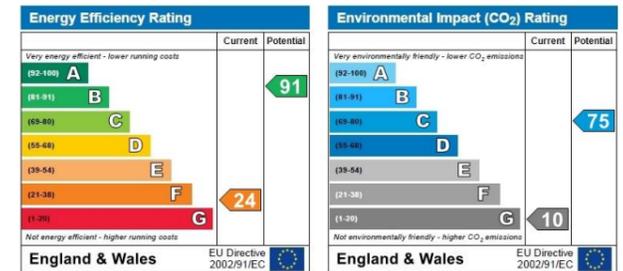
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer:

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

Directions:

Follow out of Shrewsbury on the B4380, approximately 1.5 miles take a left turn opposite the Mytton and Mermaid at Atcham. Continue for a further 1 mile turning right signposted for Upton Magna 1.4 of a mile, Withington 2.4 of a mile. Travel for a further 1.1 of a mile and the property can be accessed from a private driveway which leads down to Station Cottages on the right hand side. If you enter the village of Upton Magna you have travelled too far.



FLOOR PLANS

