



24 Limes Paddock, Dorrington, Shrewsbury, SY5 7LF

www.hbshrop.co.uk



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

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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 £235,000

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 £235,000 plus reservation fee

Occupying a pleasing private plot, this is a neatly presented, modern three bedroom detached bungalow offering well maintained and particularly well proportioned living accommodation. The bungalow benefits from front, side and rear enclosed gardens, a stoned driveway and detached double garage. The bungalow is situated within this sought after village location approximately 6 miles South of Shrewsbury and a similar distance North to Church Stretton. Access to the A5 on the dual carriageway linking up to the M54 motorway network is readily accessible from the property. Local amenities include; Primary school, Village convenience store, Public house, Medical practice and a Church. Viewing comes highly recommended by the selling agent for the property's location and accommodation to be fully appreciated.

Modern Method of Auction

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.iam-sold.co.uk

Accommodation:

Reception hallway, bay fronted lounge, dining area, kitchen / breakfast room, master bedroom with en suite shower room, two further bedrooms, bathroom, neatly kept private front, side and rear enclosed gardens, driveway, detached double garage, gas fired central heating, sealed unit double glazing.

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

Lattice part glazed entrance door with lattice sealed unit double glazed window to side gives access to:

Reception hallway:

Having radiator, coving to ceiling, loft access, airing cupboard, cloaks cupboard, wall-mounted thermostat control unit. Door from reception hallway gives access to:

Bay fronted lounge:

16'3 max into bay x 11'2 (4.95m max into bay x 3.40m) Having sealed unit double glazed walk-in bay window, plus two additional double glazed windows, attractive coal effect gas stove set to a brick hearth with matching surround, coving to ceiling, radiator. Arch from lounge gives access to:

Dining room:

9'6 x 8'11 (2.90m x 2.72m) Having radiator, double glazed sliding patio door giving access to the rear garden, coving to ceiling.

From reception hallway door gives access to:

Attractive kitchen / breakfast room:

14'4 x 8'11 (4.37m x 2.72m) Comprises: A range of eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset sink with mixer tap over, integrated Hotpoint oven, four ring gas Neff gas hob with cooker canopy over, Neff dishwasher (space for further appliances), vinyl tiled effect floor covering, radiator, granite breakfast bar, tiled splash surround, LED spotlights to ceiling, sealed double glazed window overlooking rear garden with part glazed sealed unit double glazed door giving access to the rear garden, wall-mounted Ideal gas fired central heating boiler.

From reception hallway doors give access to all bedrooms and bathroom.

Bedroom one:

12'10 max into wardrobe recess x 11'3 (3.91m max into wardrobe recess x 3.43m) Having three sealed unit double glazed windows, two fitted double wardrobes with eye level storage cupboards and dressing table, radiator. Door then gives access to:

En suite shower room:

Having tiled shower cubicle with shower over, low flush wc, pedestal wash hand basin, wood effect laminate flooring, sealed unit double glazed window, heated towel rail, striplight with built-in shaver point.

Bedroom two:

8'11 x 8'11 (2.72m x 2.72m) Having sealed unit double glazed window overlooking rear garden, radiator, built-in double wardrobe and fixed dressing table.

Bedroom three:

9'3 x 6'4 (2.82m x 1.93m) Having sealed unit double glazed window to side, radiator.

Bathroom:

Having a white suite comprising: A panelled bath with shower over, low flush wc, pedestal wash hand basin, part tiled to walls, vinyl tiled effect floor covering, sealed unit double glazed window to side, striplight, LED spotlights and extractor fan to ceiling, radiator.

Outside:

Outside timber gate gives access to a gravelled driveway which then leads to a brick-built detached double garage. To either side of the driveway there are lawned gardens with mature conifers screening the road with a paved pathway giving access to the front entrance door. The paved pathway then extends all the way around the bungalow which then leads to an attractive rear garden having two paved patio areas, lawned garden, a variety of specimen shrubs, plants and bushes. The rear garden offers good levels of privacy, being enclosed by fencing and mature conifers.

Garage:

17'9 x 17'8 (5.41m x 5.38m) Having two up and over doors, glazed window, fitted power and light, part glazed pedestrian door to side.

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:

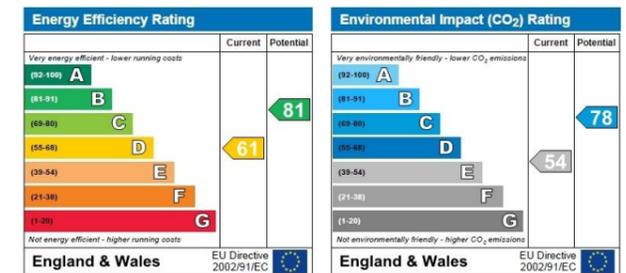
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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 for sales).

Disclaimer:

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



FLOOR PLANS

