



53 St Michaels Street, Shrewsbury, SY1 2EZ

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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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Guide price £105,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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

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For sale by Modern Method of Auction; Starting Bid Price £105,000 plus Reservation Fee.

Offered for sale with no upward chain, is a particularly spacious, three storey, 3 bedroom period town house situated a short walk from the Shrewsbury town centre and local railway station. This property will be of interest to a number of potential prospective purchaser(s) including first-time / investment. Viewing 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:

Lounge, re fitted kitchen / diner, cellar, first floor landing having bedroom and bathroom, second floor landing having two further bedrooms, rear enclosed courtyard, gas fired central heating.

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

Wooden entrance door gives access to:

Lounge:

11'1 max x 10'10 (3.38m max x 3.30m)
Having wood effect flooring, radiator, secondary double glazed sash window to front, electric fire with attractive hearth surround, picture rail, coving to ceiling. Door from lounge gives access to:

Re fitted kitchen / diner:

13'2 x 10'11 max into recess (4.01m x 3.33m max into recess)

Comprising: A range of re fitted eye level and base units with built-in cupboards and drawers, built-in oven, four ring electric hob with cooker extractor fan over, fitted worktops with inset stainless steel sink drainer unit (space for further appliances), cupboard housing wall-mounted gas fired central heating boiler, glazed window to rear, part glazed door then gives access to the rear courtyard, radiator. Door from kitchen / diner with steps leading down to:

Cellar:

Providing useful storage space and having fitted power and light.

From kitchen / diner stairs rise to:

First floor landing:

Having radiator, upvc double glazed window to rear. Panelled doors from first floor landing then give access to bedroom one and bathroom.

Bedroom one:

11'2 max x 9'11 (3.40m max x 3.02m)
Having radiator, secondary double glazed sash window to the front.

Bathroom:

Having a three piece suite comprising: A panelled bath with shower over, low flush wc, wash hand basin with storage below, chrome style towel rail, glazed window to rear.

From first floor landing stairs rise to:

Second floor landing:

Having doors giving access to bedrooms two and three.

Bedroom two:

11'0 x 9'9 (3.35m x 2.97m)
Having glazed window to front, radiator.

Bedroom three:

9'8 x 8'9 max (2.95m x 2.67m max)
Having glazed window to rear, radiator, two storage cupboards.

Outside:

To the rear of the property there is a paved courtyard enclosed by brick walling with pedestrian gated access to the 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

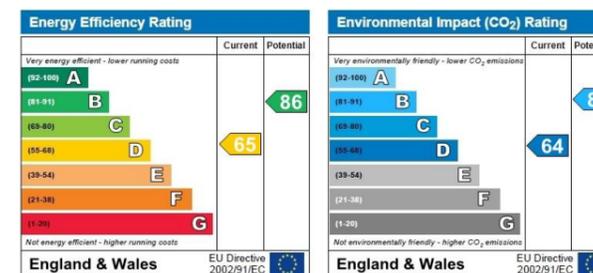
forthcoming from the vendor's solicitors during pre-contract enquiries.

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 for sales).

Disclaimer:

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



FLOOR PLANS

