



73 Richmond Drive, Copthorne, Shrewsbury, SY3 8TS

www.hbshrop.co.uk



Guide price £185,000

Viewing: strictly by appointment through the agent



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:

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
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.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, i am sold Limited.

Located in this desirable residential location with no upward chain, this is a particularly well proportioned and extended three bedroom semi-detached house which requires improvement / modernisation. The property is within close proximity to good local amenities, highly regarded schooling, tranquil riverside walks and the medieval town centre of Shrewsbury. Early viewing comes highly recommended for the property's location and vast potential to be fully appreciated.

Auctioneer's Comments

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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Referral Arrangements

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The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Accommodation

Reception hallway, lounge, extended dining room, kitchen, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, garage with adjoining laundry area, upvc double glazing, gas fired central heating. No upward chain.

Pvc entrance door with upvc double glazed window to side gives access to:

Reception Hallway

Having parquet flooring, telephone point, radiator, under stairs store cupboard. Door from hallway gives access to:

Lounge

12'10 x 11'9 (3.91m x 3.58m)

Having upvc double glazed window to front, radiator. Open fire with hearth and decorative fire surround. Sliding door from lounge gives access to:

Extended Dining Room

16'4 x 8'10 excluding recess (4.98m x 2.69m excluding recess)

Having upvc double glazed window overlooking rear gardens, upvc double glazed door giving access to rear gardens, radiator. Folding door from dining room and door from reception hallway give access to:

Kitchen

9'10 x 9'7 (3.00m x 2.92m)

Having eye-level and base units with built-in cupboards and drawers, tiled splash surrounds, fitted worktops with inset stainless sink drainer unit, integrated oven, four ring gas hob with cooker canopy over, upvc double glazed window to rear, vinyl wood effect floor covering, shelved pantry-style store cupboard, service door to garage.

From reception hallway stairs rise to:

First Floor Landing

Having upvc double glazed window to side, loft access, linen store cupboard. From first floor landing doors give access to all bedrooms and bathroom.

Bedroom

11'7 x 11'4 (3.53m x 3.45m)

Having upvc double glazed window to front, radiator.

Bedroom

11'3 x 10'1 (3.43m x 3.07m)

Having upvc double glazed window to rear, radiator.

Bedroom

8'6 x 7'7 (2.59m x 2.31m)

Having upvc double glazed window to front, radiator.

Bathroom

Having a three piece white suite comprising: panel bath with electric shower over, pedestal wash hand basin, low flush wc, upvc double glazed window to rear.

Outside

To the front of the property there is a low maintenance gravelled area with low-rise brick walling. To the side of this, tarmac driveway gives access to:

Garage

16'0 x 8'2 (4.88m x 2.49m)

Adjoining the garage is:

Laundry Area

8'9 x 8'6 (2.67m x 2.59m)

Having wall-mounted gas fired central heating boiler, pvc door, giving access to rear gardens, upvc double glazed window to side.

To the rear there is a manageable enclosed garden, having paved patio area, lawned garden, paved pathway and a variety of shrubs.

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.

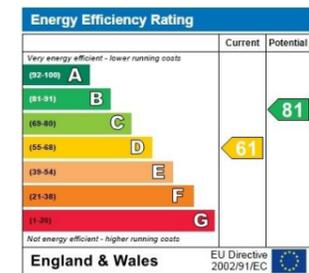
Mortgage Services

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

