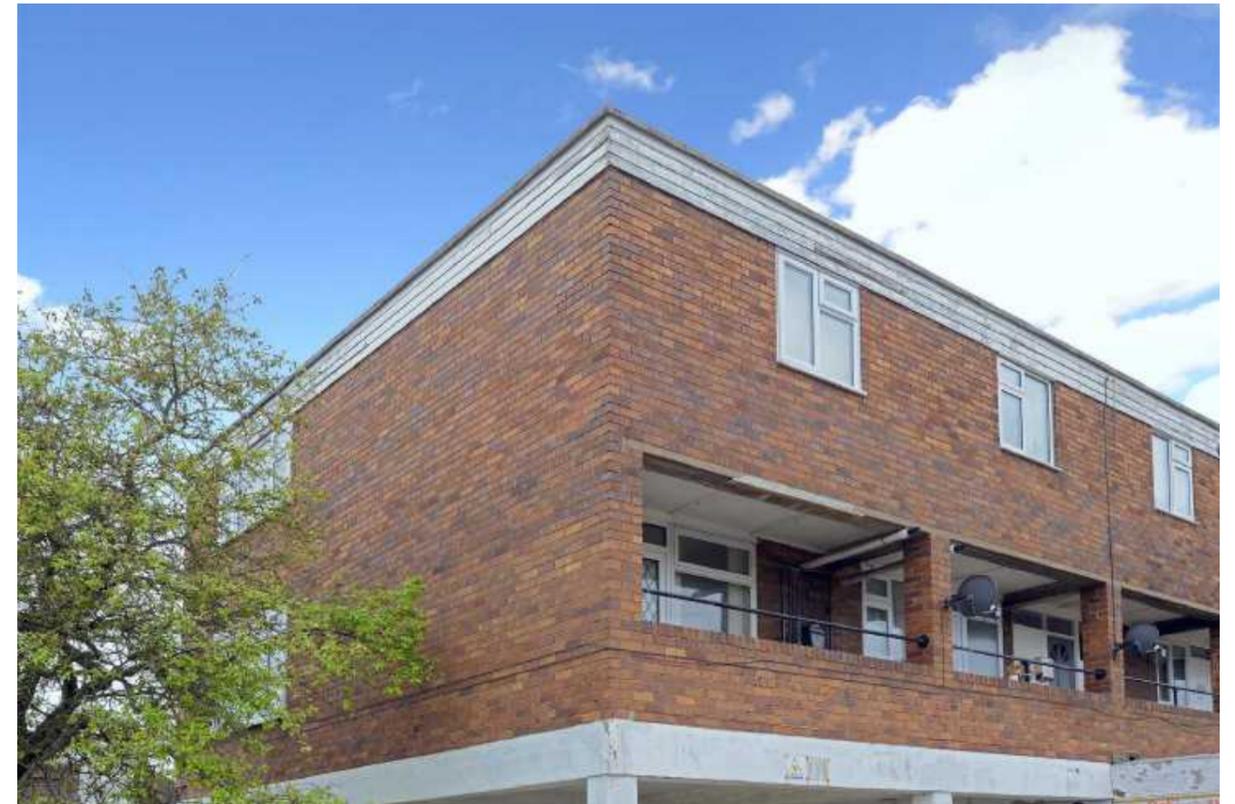




204a Whitchurch Road, Sundorne, Shrewsbury, SY1 4EL

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:

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.

Guide price £45,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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

t: **01743 357 000**

e: sales@hbshrop.co.uk

This property is for sale by the Modern Method of Auction.

A spacious and well proportioned two bedroom, first floor, duplex apartment situated within this convenient residential location of Shrewsbury close to an excellent variety of local amenities and well-placed for easy access to the Shrewsbury town centre. This property will be of interest to a number of buyers and early viewing comes highly recommended by the agent to avoid disappointment.

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. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

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.

Referral Arrangements

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

Kitchen / breakfast room, lounge, first floor landing, two bedrooms, bathroom, upvc double glazing, gas fired central heating. No upward chain.

Upvc double glazed entrance door gives access to:

Kitchen / Breakfast Room

13'2 max x 11'8 max (4.01m max x 3.56m max)
Having eye-level and base units with built-in cupboards and drawers, cupboard housing Worcester gas fired central heating boiler, fitted worktops with inset stainless steel sink drainer unit, tiled splash surrounds, two upvc double glazed windows, space for appliances, vinyl floor covering. Door from kitchen / breakfast room gives access to:

Lounge

13'7 x 13'2 (4.14m x 4.01m)
Having upvc double glazed window, radiator, gas fire, coving to ceiling.

From kitchen / breakfast room stairs rise to:

First Floor Landing

Having radiator, coving to ceiling, store cupboard. From first floor landing doors give access to both bedrooms and bathroom.

Bedroom One

13'3 x 11'1 (4.04m x 3.38m)
Having radiator, night storage heater, built-in wardrobes, upvc double glazed window, coving to ceiling, dressing area recess with store cupboards.

Bedroom Two

13'3 x 6'9 (4.04m x 2.06m)
Having radiator, upvc double glazed window, coving to ceiling.

Bathroom

Having tiled panel bath with shower over, low flush wc, wash hand basin, radiator, spotlights to ceiling, tiled floor.

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

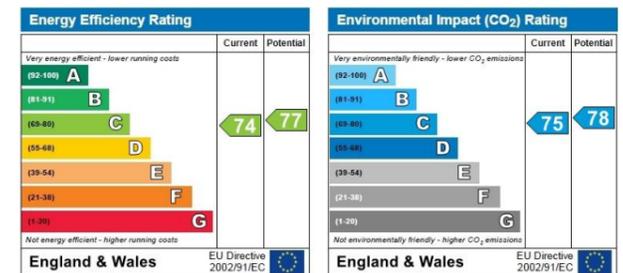
We are advised that the property is leasehold and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

