



**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 £170,000**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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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, iamsold Limited.

An interesting and particularly unique opportunity has arisen to acquire an attractive, improved, bay fronted, period two bedroom semi-detached house with an additional semi-detached one bedroom small self-contained annexe in need of some modernisation which could provide further living accommodation for relatives or alternatively, could make a holiday let which would produce a beneficial additional income. The property is situated within this sought after location within walking distance of the medieval town centre of Shrewsbury, tranquil riverside walks and the Quarry Park. Viewing is recommended by the agent.

#### Auctioneers Comments

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, iamsold Limited.

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.

#### 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 arra

#### Accommodation

Entrance vestibule, reception hallway, bay fronted lounge, separate dining room, modern re-fitted kitchen, first floor landing, two bedrooms, contemporary re-fitted bathroom. New wood effect flooring and newly fitted carpets to first floor. Semi-detached annexe which comprises: living room / bedroom, kitchen, breakfast room, shower room, separate wc. Front and rear enclosed gardens, gas fired central heating. No upward chain. Viewing is recommended.

Part glazed wooden entrance door gives access to:

#### Entrance Vestibule

Having glazed window, tiled floor, wooden framed part glazed door then gives access to:

#### Hallway

Having wood effect flooring, radiator, wall mounted thermostat control unit. Door from hallway gives access to:

#### Bay Fronted Lounge

13'8 max into bay x 9'6 (4.17m max into bay x 2.90m) Having walk-in glazed bay sash window to front, wood effect flooring, radiator, picture rail.

Door from hallway gives access to:

#### Dining Room

12'5 x 11'4 (3.78m x 3.45m) Having coal effect electric fire, glazed sash window to rear, wood effect flooring, useful walk-in under stairs store cupboard, radiator. Door from dining room gives access to:

#### Re-fitted Kitchen

8'7 x 7'5 (2.62m x 2.26m) Having a range of replaced eye-level and base units with built-in cupboards and drawers, fitted worktops with inset stainless sink drainer unit with mixer tap over, wood effect laminate flooring, wall mounted gas fired central heating boiler, glazed window, tiled splash surrounds.

From reception hallway stairs rise to:

#### First Floor Landing

Having radiator, loft access, linen store cupboard. Doors from first floor landing then give access to all bedrooms and re-fitted bathroom.

#### Bedroom One

12'9 x 11'5 (3.89m x 3.48m) Having glazed sash window to front, radiator, over stairs wardrobe / store cupboard, newly fitted carpet.

#### Bedroom Two

9'11 max into recess x 7'7 (3.02m max into recess x 2.31m) Having glazed sash window to rear, radiator, newly fitted carpet.

#### Re-fitted Bathroom

Having a modern brand new suite comprising, timber-style panel bath with shower attachment off taps, large walk-in tile shower cubicle with drench shower over, low flush wc, pedestal wash hand basin, glazed sash window to rear, part

attractively tiled walls, tiled floor, heated towel rail.

#### 50A MORETON CRESCENT

Small one bedroom self-contained annexe which is in need of some modernisation. The annexe accommodation includes living room / bedroom, kitchen, breakfast room, shower room, separate wc.

#### Outside

To the front of the property there is a low maintenance frontage with side access, leading to a paved courtyard area with outside cold tap. Brick paved pathway then gives access to:

#### South Westerly Facing Rear Garden

Having paved area, lawned garden. This small rear garden is enclosed by fencing and brick walling and catches the sun throughout the day.

#### Agent's Note

On street parking is available within the local vicinity close to the property.

#### 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

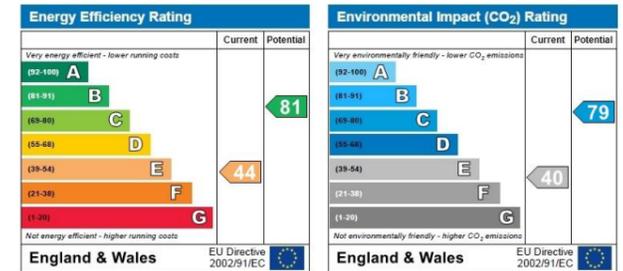
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### 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

