

Red House, 1 Washford Road, Meole Village, Shrewsbury,
Shropshire, SY3 9HR

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 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.
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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.

Auction Guide £300,000

Viewing: strictly by appointment through the agent

For sale by Modern Method of Auction: Starting Bid Price £300,000 plus Reservation Fee.

A rare opportunity has arisen to acquire this extremely attractive, well proportioned and spacious three double bedroom period detached house. The property boasts many pleasing features some of which include: two reception rooms, a re-fitted kitchen, cellar, three double bedrooms, off street parking and mature front and rear gardens. Meole Village is a popular and sought after residential area, well placed within reach of excellent amenities, popular schools, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.

This property is for sale by The Great North Property Auction powered by iamsold.

Auctioneer comments

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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. 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 (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.20% 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 Should you opt to use Conveyancing Services recommended by iamsold or the Partner Agent, please be advised that the iamsold will receive payment of up to £450.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.

Summary
A rare opportunity has arisen to acquire this extremely attractive double fronted, well proportioned and spacious three double bedroom period detached house. The property boasts many pleasing features some of which include: two reception rooms, a re-fitted kitchen, cellar, three double bedrooms, off street parking and mature front and rear gardens. Meole Village is a popular and sought after residential area, well placed within reach of excellent amenities, popular schools, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.

Accommodation
Reception hallway, lounge, dining room, attractive kitchen, large garden room, workshop with WC, first floor landing, three double bedrooms, shower room, well established front and rear enclosed gardens, stoned parking forecourt/driveway, period features, gas fired central heating. NO UPWARD CHAIN.

Secondary double glazed leaded stained glazed entrance door gives access to:

Reception hallway
Having period tiled floor, radiator.

Door from reception hallway gives access to:

Lounge
13'2 x 10'1 excluding recess
Having glazed sash window to front and rear, attractive period style coal effect fire with decorative fire surround, radiator, period tiled floor.

From reception hallway door gives access to:

Dining room
11'4 x 10'0
Having glazed sash window to front, gas fire, dado rail, radiator.

Folding louvre door from dining room and door way from reception hallway gives access to:

Kitchen
13'3 x 12'3 max
Having a range of attractive base units with built-in cupboards and drawers, fitted worktops with inset sink with mixer tap over, wall mounted Baxi gas fired central heating boiler, two glazed windows, tiled floor, space for appliances.

Part glazed wooden door from kitchen gives access to:

Garden room
36'0 x 7'6
Having a range of glazed windows overlooking the property's rear gardens, glazed roof, laundry area with fitted worktop, door giving access to side of property and wooden framed glazed door giving access to rear gardens.

Door from garden room gives access to:

Workshop
13'3 max x 11'7 max
Having radiator, glazed window, high flush WC.

Door from kitchen gives access to:
Bricked staircase which leads down to:

Cellar
11'3 x 9'8

From reception hallway stairs rise to:

First floor landing
Having stained glazed leaded sash window to front.

From first floor landing doors then give access to three bedrooms and shower room.

Bedroom
13'4 x 11'9 max reducing down to 10'1
Having glazed sash window to front, radiator.

Bedroom
11'3 max x 11'0
Having glazed sash window to rear, airing cupboard housing hot water tank cylinder unit, radiator.

Bedroom
11'4 x 9'11
Having glazed sash window to front, radiator.

Shower room
Having shower cubicle, low flush WC, wash hand basin, extractor fan, wall mounted electric heater, secondary double glazed sash window, vinyl floor covering, radiator.

Outside
To the front of the property there is an attractive mature frontage enclosed by mature hedging and low rise brick walling. Paved pathway gives access to front door with mature shrubs. To the side of the property timber gates lead to a stoned parking forecourt providing off street parking for two vehicles.

Access is then given to the property's:

Mature rear gardens
Having paved patio area, stoned sections, a variety of mature shrubs, plants and bushes, timber garden shed. The rear gardens are enclosed by fencing.

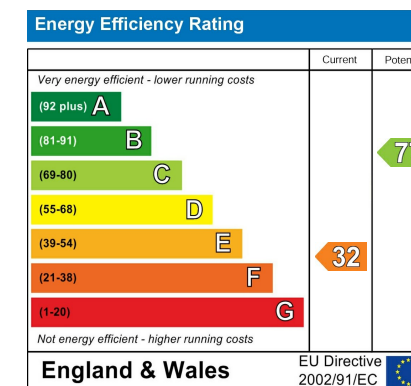
Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

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.



FLOORPLANS

