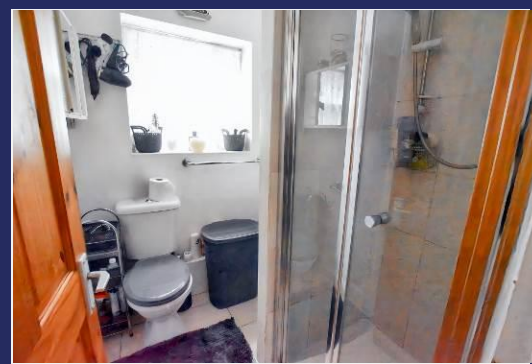
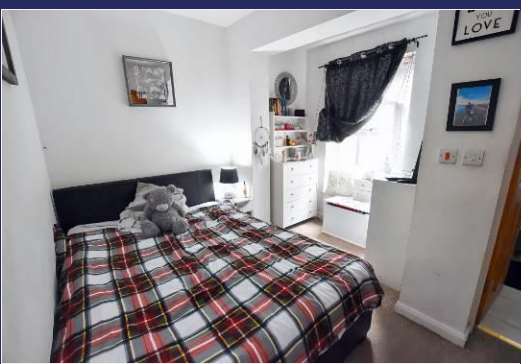




Helping *you* move



11 & 11a Kiln Bank Road, Market Drayton, TF9 1LE

This pretty Terraced property is presented as two independent One Bedroom Apartments that are offered to the market with No Upward Chain - making them an ideal First-Time buy or Rental Investment. For sale through the Modern Method of Auction.

Auction Guide price

£119,995

Overview

- Two One Bedroom Apartments
- No Upward Chain, Modern Method of Auction
- Apt 11 to Ground Floor, Open Plan Kitchen/Living Room, Bedroom, Shower Room
- Apt 11a to First Floor is Newly Refurbished Throughout, Landing, Kitchen/Living Room, Bedroom, Shower Room
- Current Combined Monthly Income of £715 pcm
- Council Tax Bands – A
- Energy Ratings – C & D



Brief Description

Located close to Market Drayton town centre, this attractive property is converted into two Apartments that share a ground floor Entrance Hall. Apartment 11 is to the ground floor, with an Open Plan Lounge/Kitchen with a good range of traditional units and a good-size Lounge space with a sash-style window to the front. To the rear of the apartment is the Double Bedroom and the Shower Room.

A door from the Communal Hallway opens to the stairs to the first floor Landing of the newly updated first floor flat. Redecorated and with new carpets throughout, the accommodation has a light and bright feel with a generous Lounge space that has an arch through to the galley-style Kitchen with oven with gas hob over, and space for your washing machine and under counter fridge and freezer. There's a small Double Bedroom and there's a newly fitted Shower Room.

Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains electric, water and drainage are available and No 11 is storage heaters and 11a is gas central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002

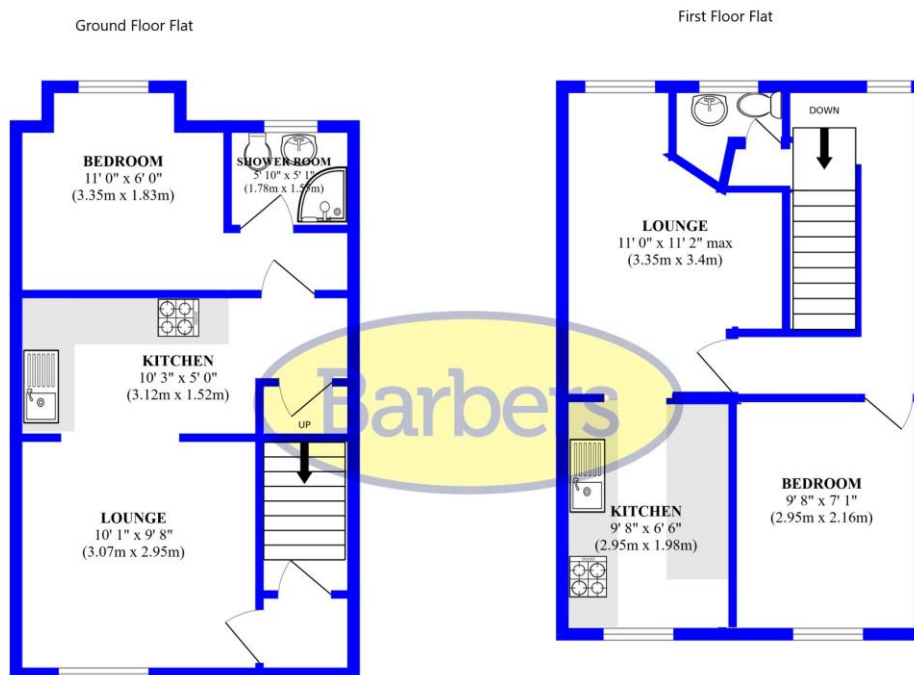
TENURE: Freehold property.



DIRECTIONS: On Shropshire Street and turn up just next to the Oruna Indian restaurant onto Kiln Bank where you will find the property on the left-hand side that can be identified by our For sale board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (ind. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required, to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



This Floor Plan is Not to Scale
Please use it as a Guideline to Layout Only

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Modern Method of Auction

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 4.5% to a minimum of £6,600 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

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01630 653641

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.