



Helping *you* move



11 Garden Close, Trench

Offered for Sale with no upward chain, this Two Bedroom semi-detached Bungalow offers extended accommodation.

Starting Bid

£160,000

11 Garden Close, Trench, Telford, TF2 6QB.

Overview

- For sale by Modern Method of Auction
- Subject to an undisclosed reserve
- Reservation fee payable
- T's & C's apply
- Semi-Detached Bungalow
- Extended accommodation
- Lounge, Kitchen
- Two Bedrooms, Shower Room
- Gardens, Solid Fuel Heating
- Workshop / Garaging
- EPC E Council Tax B



AUCTION DETAILS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

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.

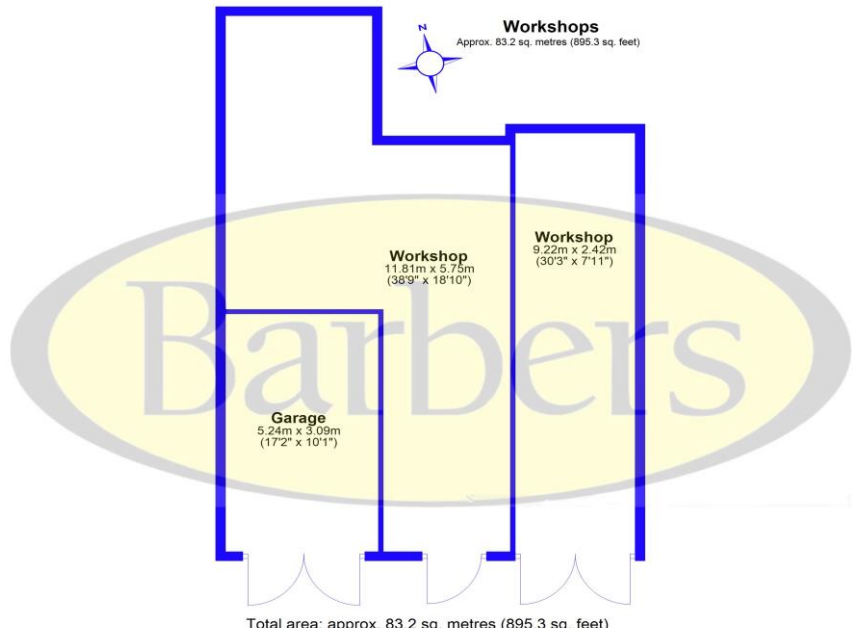
LOCATION

Situated in the established residential locality of Trench being served by a range of shops and education facilities. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

Brief Description

Available for cash buyers only, This Semi-Detached Bungalow, offered for sale with no upward chain, is entered at the side into a Hallway. The Lounge overlooks the front and has a brick built fireplace with hearth and mantle; the Kitchen has been extended and provides a range of base and wall mounted units, drawers and complementary work surfaces, window to the rear, window and door to the side. Bedroom One, has also been extended and has a range of fitted wardrobes and window to rear. Bedroom Two overlooks the front and also offers a range of built-in wardrobes. The Shower Room has white three piece suite.

Externally, the property is approached over a long driveway which leads along the side of the property and into the garden at the rear. The front garden is laid to lawn with low walling to the front and side; the rear garden is hard landscaped for ease of maintenance with a very large raised feature pond; excellent sized Detached Garage Workshop building (in need of repair)



Total area: approx. 83.2 sq. metres (895.3 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software.
Plan produced using PlanUp.

Workshops, 11 Garden Close, Trench, Telford



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band B

AGENT NOTE

We have been advised that there is a mine within 20m of the boundary of the property. Buyers are advised to seek further advice.

SERVICES

We are advised that mains water, drainage and electricity are available. 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.

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Trench Lock Interchange / A442 proceed towards the south and come off at Wombridge Interchange to the roundabout and turn left onto Wrockwardine Wood Way. At the traffic lights turn left into Wombridge Road and then first right into Garden Close.

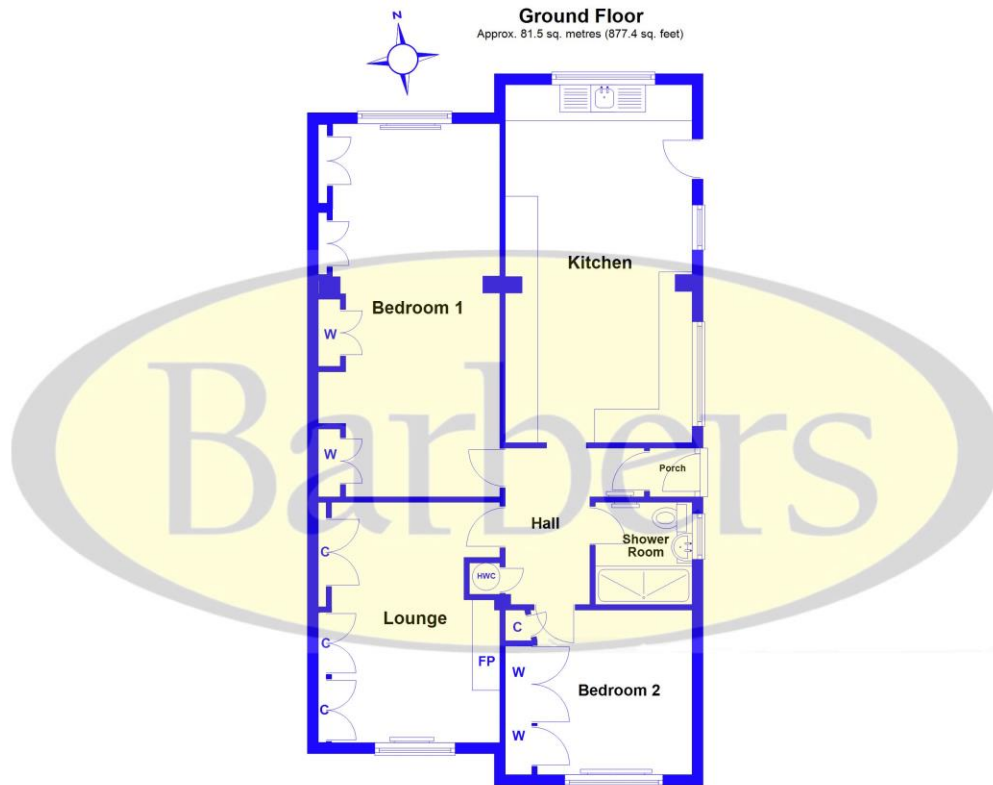
METHOD OF SALE

For Sale by Modern Method of Auction

WE33398.040624

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Total area: approx. 81.5 sq. metres (877.4 sq. feet)

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All measurements quoted are approximate:

KITCHEN 21' 5" x 10' 10" (6.53m x 3.3m)

LOUNGE 14' 5" x 11' 2" (4.39m x 3.4m)

BEDROOM ONE 22' 4" x 10' 10" (6.81m x 3.3m)

BEDROOM TWO 9' 10" x 9' 3" (3m x 2.82m)

SHOWER ROOM 5' 9" x 5' 9" (1.75m x 1.75m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@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.