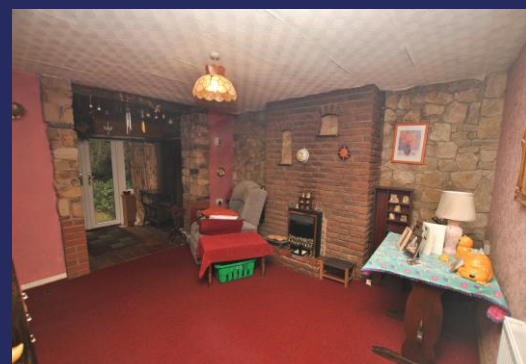




Helping *you* move



Faircroft, 50 West Road, Ketley Bank

For sale by Modern Method of Auction. A Two Bedroom period Cottage which has been extended over the years and sits on an extensive garden plot.

Starting Bid

£195,000

Faircroft, 50 West Road, Ketley Bank, Telford, TF2 0DJ.

Overview

- Modern Method of Auction
- Subject to an undisclosed reserve
- Reservation Fee payable
- T's & C's Apply
- Detached Cottage
- Extensive Gardens
- Two Reception Rooms
- Breakfast Kitchen, Conservatory
- Two Bedrooms plus Nursery
- Part DG, Gas CH
- EPC G, Council Tax D



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 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.

Brief Description

This Period Cottage has been extended over the years to provide spacious accommodation comprising an Entrance Porch opening into the Hall with stairs to the first floor and door off to the left leading into the Sitting Room with lovely Snug area off. From the Hall to the right is the Dining Room which then leads into the Breakfast Kitchen, over two areas, with a range of drawers, base and wall cupboards, working surfaces, feature Inglenook with Aga (not in working order), windows overlooking the front, and then a further range of cupboards with eye level oven. A door to the rear opens into a passage with door opening to the ground floor toilet. From the Kitchen a door opens into a Vestibule with windows and two ceiling windows. The Conservatory is accessed from the Kitchen and has lovely views over the patio and garden.

Stairs ascend to the first floor where you will find a Bedroom, Bathroom with three piece coloured suite and further Bedroom with sliding doors opening into the Nursery or Dressing Room.

An extensive garden plot compliments the property along with driveway, Garage and outbuildings / sheds.



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 D

SERVICES

We are advised that mains water, drainage, gas 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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 Junction 6 off the M54 proceed towards Ketley Brook roundabout, take the 3rd exit onto Holyhead Road, at Beveley roundabout take the 3rd exit onto Holyhead Road and by the Rose & Crown Public House the right turn onto Sunnyside Road. Follow the road around to the top and turn left into Shrubbery Road, follow this road down and turn left into West Road and then bear right and the property will be found a short way along on your left hand side.

METHOD OF SALE

For Sale by Modern Method of Auction

AGENT NOTE

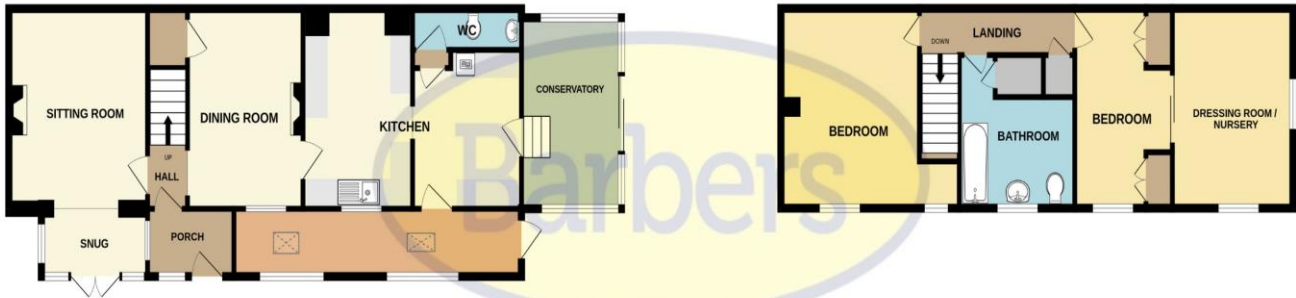
Coal Authority records indicate mine entries to be present within the boundary of the property or within 20M surrounding it. Buyers are advised to refer to the legal pack or make their own investigations before bidding.

WE33279.130225

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, 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 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.

1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.9 sq.m.) approx.
Made with Metropix ©2025

All measurements quoted are approximate:

SITTING ROOM 12' 8" x 11' 5" (3.86m x 3.48m)

SNUG 8' 9" x 4' 8" (2.67m x 1.42m)

DINING ROOM 13' 1" x 9' 6" (3.99m x 2.9m)

KITCHEN PART ONE 12' 7" x 9' 0" (3.84m x 2.74m)

KITCHEN PART TWO 9' 0" x 8' 6" (2.74m x 2.59m)

TOILET 9' 1" x 3' 6" (2.77m x 1.07m)

CONSERVATORY 12' 7" x 8' 3" (3.84m x 2.51m)

BEDROOM 12' 9" x 11' 7" (3.89m x 3.53m)

BATHROOM 9' 7" x 9' 5" (2.92m x 2.87m) max.

BEDROOM 12' 8" x 8' 0" (3.86m x 2.44m)

NURSERY / DRESSING ROOM 12' 8" x 9' 10" (3.86m x 3m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F		
1-20	G	7 G	

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

Barbers

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.