



## Shelley Drive, Sutton Heights

### Guide price £110,000



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Freehold | EPC rating: C

- Modern Method Of Auction Sale
- Spacious Three Bedroom Property
- Buyers Fees Apply

- \*\*\*NO UPWARDS CHAIN\*\*\*
- For sale by modern auction T & C's Apply

# BELVOIR!

Property is personal

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Description	
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This spacious three-bedroom property, presented with no upward chain and which is being sold via The Modern Method of Auction in partnership with IAMPROPERTY.. Shelley Drive is an ideal opportunity for first-time buyers or savvy investors. The main floor features a generously sized fitted kitchen/diner, complete with wall and base units providing ample storage and a convenient pantry cupboard. A separate lounge with a front aspect and an inviting entrance porch add to the charm. Ascending to the first floor, you'll find two well-proportioned double bedrooms, each equipped with built-in cupboards, alongside a cozy single bedroom and a family bathroom. Outside, the property boasts both front and rear gardens with the convenience of being able to park within the rear garden.

Situated in close proximity to local schools and Madeley centre which offers a range of Supermarkets, shops, Post Office and much more. The property is well-connected to road and public transport links.

Don't miss the chance to make Shelley Drive your new home or investment.

Freehold / EPC Rating C / Council Tax Band B

## Floorplan



Rooms

Entry

1.91m x 1.46m (6'4" x 4'10")

Living Room

4.42m x 4.3m (14'6" x 14'1")

Kitchen Diner

4.41m x 3m (14'6" x 9'10")

Landing

2.28m x 1.8m (7'6" x 5'11")

Bedroom One

4.18m x 2.54m (13'8" x 8'4")

Bedroom Two

2.78m x 2.51m (9'1" x 8'2")

Bedroom Three

2.27m x 1.78m (7'5" x 5'10")

Bathroom

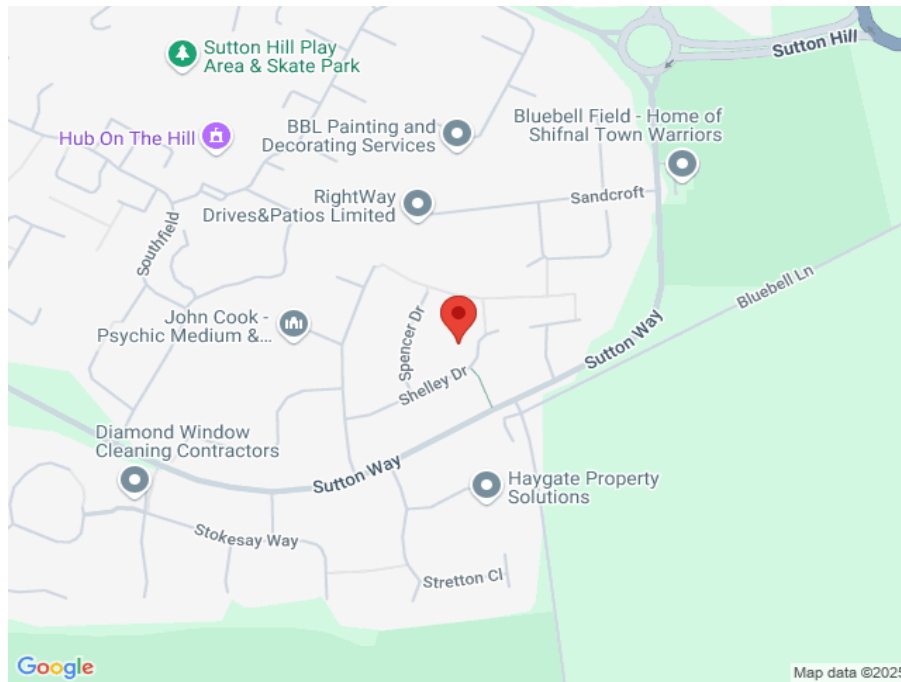
1.87m x 1.86m (6'1" x 6'1")



## Photographs



## Map



## Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within 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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes a 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 the 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 £960 inc. VAT. These services are optional.