



**Bridge Road, Telford**  
**Guide price £168,000**



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Freehold | EPC rating: E

- For Sale by Modern Method Of Auction
- Detached Property With Large

- Great Investment Opportunity
- Garage
- Modern Kitchen

**BELVOIR!**

Property is personal

Email  
[telford@belvoir.co.uk](mailto:telford@belvoir.co.uk)

Phone  
**01952 258562**

## Description

Introducing Bridge Road, Horsehay which is being sold via Modern method of Auction. Don't miss your opportunity to purchase this quaint spacious two bedroom detached cottage which has lots of potential and scope to make a lovely family home. Step inside to discover a well-laid-out living space, featuring two reception rooms, a kitchen, utility room and a convenient bathroom on the ground floor. Ascend to the first floor, where two good sized bedrooms await. The property has gas central heating. Outside, you'll find an enclosed rear large garden, providing a private oasis for relaxation and outdoor activities with ample space to extend, subject to planning permission. There is a garage conveniently located to the side of the property. Situated in close proximity to the Ironbridge Gorge world heritage site, you'll have all amenities and services within easy reach. Plus, with nearby bus and rail links, you'll enjoy excellent connectivity for daily commutes or leisurely exploration. The property is FREEHOLD - EPC Rating E - Council Tax Band A

**Auctioneer 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 Limited 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 (for standard Grade 1 properties). 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 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 Arrangement

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.

Freehold - EPC Rating E - Council Tax Band A

## Floorplan



## Rooms

### Entrance

1.11m x 1.84m (3'7" x 6'0")

### Living Room

3.39m x 4.49m (11'1" x 14'8")

### Kitchen/Diner

2.59m x 4.85m (8'6" x 15'11")

### Rear Porch

0.94m x 1.19m (3'1" x 3'11")

### Utility Area

2.73m x 3.34m (9'0" x 11'0")

### Bathroom

2.21m x 2.67m (7'4" x 8'10")

### Garage

3.03m x 4.85m (9'11" x 15'11")

### Landing

0.00m x 0.00m (0'0" x 0'0")

### Bedroom One

3.38m x 3.69m (11'1" x 12'1")

### Bedroom Two

2.71m x 3.39m (8'11" x 11'1")

# Photographs



