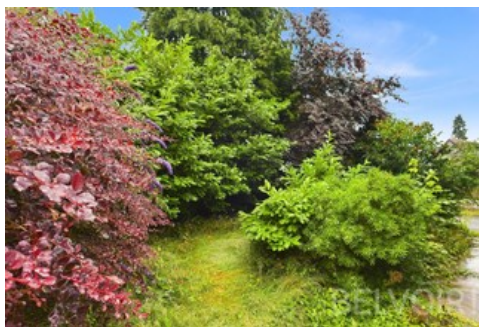




Church Road, High Ercall

Guide price £90,000



Freehold | EPC rating: G

- Modern Method Of Auction Sale
- Requires Full Refurbishment Throughout

- NO UPWARDS CHAIN
- Desirable Rural Location
- Council Tax Band C

BELVOIR!

Property is personal

Email
telford@belvoir.co.uk

Phone
01952 258562

Description

Welcome to Church Road, a spacious three-bedroom semi-detached period property with no upwards chain with original features, which is being sold through the modern method of auction. Nestled in the tranquil rural village of High Ercall, an ideal development opportunity with scope to enhance the property.

This would benefit from a full refurbishment and modernisation throughout.

Step inside to discover a well-laid-out living space, featuring two reception rooms, a kitchen, storage cupboard and a convenient bathroom on the ground floor. Ascending to the first floor, where three good sized bedrooms await.

Outside, you'll find an enclosed rear garden complete with shed. In the village is the local village hall, shop, tennis courts & primary school and within easy reach of Shrewsbury & Telford.

FREEHOLD / EPC Rating G / Council Tax Band C

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 buyer's 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.

Floorplan



Rooms

Hallway

1.14m x 1.24m (3'8" x 4'1")

Living Room

3.91m x 3.99m (12'10" x 13'1")

Dining Room

3.39m x 2.91m (11'1" x 9'6")

Bathroom

2.88m x 1.52m (9'5" x 5'0")

Kitchen

2.42m x 2.45m (7'11" x 8'0")

Bedroom One

3.67m x 3.98m (12'0" x 13'1")

Bedroom Two

2.38m x 3.25m (7'10" x 10'8")

Bedroom Three

2.26m x 2.52m (7'5" x 8'4")

Landing

0.87m x 2.52m (2'11" x 8'4")

Photographs



