



Shakespeare Way, Sutton Heights, Telford
Guide price £148,500



Freehold | EPC rating: C

- Modern Method Of Auction Sale
- Spacious Family Home
- Close to Schools and Shop

- NO UPWARDS CHAIN
- Two Reception Rooms
- Garage & Driveway Parking

BELVOIR!

Property is personal

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Description

Welcome to Shakespeare Way a spacious three bedroom semi-detached property, which is being sold via The Modern Method of Auction in partnership with IAMPROPERTY.

Shakespeare Way presents an exciting opportunity for buyers looking to invest in a home with great potential. The property includes a spacious living room, perfect for relaxing or entertaining, and a separate dining room offering additional space for family meals or social gatherings. The functional kitchen provides a solid foundation for a bespoke kitchen, offering ample space for a fresh design.

A key feature of the property is the large garage/workshop, which also includes a WC, offering a variety of uses, whether as extra storage, a workspace, or even the potential to convert it into additional living space (subject to planning permission).

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.

Freehold / Council Tax Band: B / EPC Rating: C

Floorplan



Rooms

Entry

1.99m x 1.5m (6'6" x 4'11")

Living Room

4.42m x 4.37m (14'6" x 14'4")

Dining Room

3.11m x 2.37m (10'2" x 7'10")

Kitchen

2.97m x 1.96m (9'8" x 6'5")

Garage

10.11m x 2.41m (33'2" x 7'11")

Landing

2.34m x 1.91m (7'8" x 6'4")

Bedroom 1

4.73m x 2.53m (15'6" x 8'4")

Bedroom 2

2.75m x 2.43m (9'0" x 8'0")

Bedroom 3

2.25m x 1.81m (7'5" x 5'11")

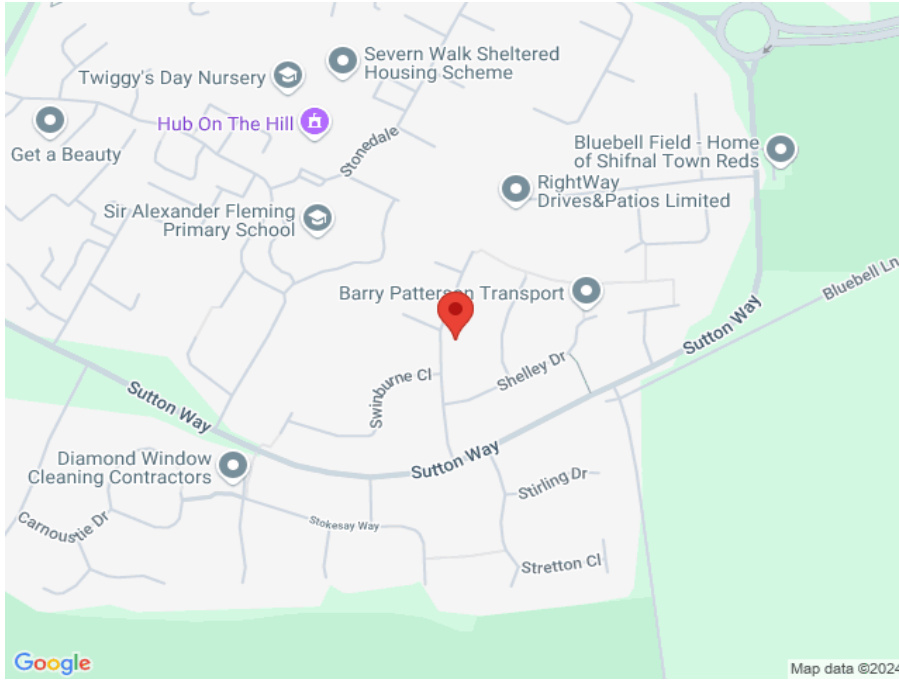
Bathroom

1.89m x 1.63m (6'2" x 5'4")

Photographs



Map



Notes
