



Wagtail Drive, Aqueduct, Telford

Guide price £139,000



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Freehold | EPC rating: C

- For Sale Via Modern Method of Auction
- Popular Residential Estate

- Subject to Reserve and buyer fees
- NO UPWARDS CHAIN

BELVOIR!

Property is personal

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Description

Smartly Presented Two-Bedroom Semi-Detached Home - No Upward Chain - For Sale via Modern Method of Auction

Located in the sought-after residential area of Aqueduct, this well-presented two-bedroom semi-detached property on Wagtail Drive offers an excellent opportunity for first-time buyers and investors alike. Being sold with no upward chain via the modern method of auction in partnership with IAMSOLD, this home combines convenience, comfort, and potential.

FREEHOLD - Council Tax Band B - EPC C

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.

Photographs



Rooms

Entry

1.62m x 1.1m (5'4" x 3'7")

Living Area

4.11m x 6.63m (13'6" x 21'10")

Kitchen Area

2.94m x 1.62m (9'7" x 5'4")

Landing

1.76m x 0.82m (5'10" x 2'8")

Bedroom One

3.15m x 2.7m (10'4" x 8'11")

Bedroom Two

2.52m x 2.29m (8'4" x 7'6")

Bathroom

1.73m x 1.66m (5'8" x 5'5")

Floorplan



Map



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