



Beacon View, Mill Lane, Milwich, Stafford. ST18 0EU

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Beacon View Mill Lane, Milwich, Stafford

Being sold by Modern Method of Auction: Starting Bid price £370,000 plus Reservation fee is this three bedroom detached bungalow with approx 2 acres (not verified) paddock and DOUBLE GARAGE. Subject to Agricultural Clause * see Agents Note. VIEWS over Milwich



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Access to the property is gained over cattle grid leading to driveway providing off road parking leading to:

uPVC Entrance Door:

Leading into:

Porch:

Having double glazed windows to the front and side elevations.

Entrance Hall:

With central heating radiator; loft access; wall lights; doors off to:

Study / Coat Room:

7' 7" x 3' 11" (2.31m x 1.19m)

Having central heating radiator; double glazed window to the front elevation.

Lounge:

16' 10" plus bay x 11' 10" inot recess (5.13m plus bay x 3.61m inot recess)

Having double glazed bay widow to the front elevation; central heating radiator; double glazed window to the side elevation; feature fireplace; wall lights.

Kitchen Diner:

14' 7" x 11' 11" (4.45m x 3.63m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; free standing electric cooker; space for fridge freezer; double glazed window to the side elevation; single glazed window to the rear elevation; central heating radiator; complementary tiling; timber door to the rear elevation.

Conservatory:

14' 2" x 9' 8" (4.32m x 2.95m)

Having tiled flooring; central heating radiator; uPVC door to the rear elevation; double glazed windows to the rear and side elevations.

Bedroom One:

13' max x 11' 11" ma (3.96m max x 3.63m ma)

With fitted wardrobes and dresser; double glazed window to the front elevation; central heating radiator.

Bedroom Two:

13' 3" max x 9' 2" max (4.04m max x 2.79m max)

With loft access; double glazed windows to the front and side elevations; two central heating radiators; door leading into:

En Suite:

Having shower cubicle with wall mounted electric shower; w.c.; bidet; wash hand basin set in a vanity unit; complementary tiling; heated towel rail; double glazed window to the side elevation; down lighting; vinyl flooring.

Bedroom Three:

10' 8" x 9' 11" (3.25m x 3.02m)

With double glazed window to the rear elevation; central heating radiator; fitted wardrobes and dresser.

Family Bathroom:

Having bath; separate shower cubicle with wall mounted shower; wash hand basin; w.c.; double glazed window to the rear elevation; central heating radiator; vinyl flooring; cupboard housing the hot water cylinder.

Gardens:

To the front of the property there are hedge boundaries, patio area, hard landscaped area, lawned area, trees, plantings and flower beds. The rear garden has patio area, lawned area with plantings and flower beds and having timber fenced, timber shed and hedge boundaries.

Double Detached Garage:

16' 8" x 16' 7" (5.08m x 5.05m)

Having manual up and over doors; personal door to the side elevation; side glazed windows to the rear and side elevations; power and lighting.

Paddock:

2 acres (not verified) with stabling.

* Agents Note:

"The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act,1971 or in forestry or a dependant of such a person residing with him (but including a widow or a widower of such a person"

Please Note:

Photographs may have been taken using a wide angle lens.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.



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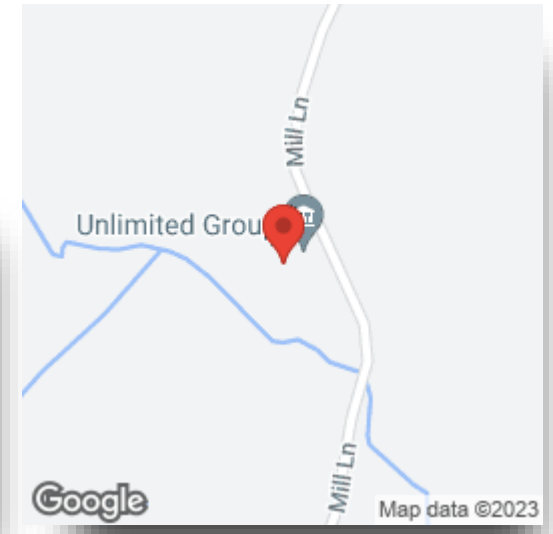
Beacon View Mill Lane, Milwich Stafford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- 2 acre Paddock (not verified) subject to Agricultural Clause

Tenure: Freehold EPC Rating: D

guide price

£370,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR108677 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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