



SAMUEL WOOD

Club Cottage School Lane, Brimfield, Ludlow, Shropshire, SY8 4NZ

Auction Guide £180,000





This semi-detached 2 bedroom cottage sits in a lovely rural setting adjoining Brimfield Common on a no through road. The property sits in a generous plot and includes an outbuilding. The property offers scope for extension subject to necessary consents and is in need of renovation. EPC Rating G.

The property is for sale by online traditional auction with a close date at 4.30pm on Thursday 10th July. Contract pack including searches are available at <https://samuelwood.bambooauctions.com>



- 2 bedroom semi-detached cottage
- Adjoining Brimfield common on a no through road
- In need of full renovation
- Large plot
- A rare opportunity not to be missed

### Front door opens into Porch

with windows to both front and front side elevation

### Living Room

with 2 windows to frontage, fireplace (currently non-functional) and door into understairs cupboard with shelves

### Kitchen

with timbered ceiling, window overlooking the rear garden, stainless steel sink unit with base cupboards, opening through to

### Dining Room

with 2 windows and door to rear garden

### Shower Room

with window to rear; sink and shower; door into

### Cloakroom

with wc and window to rear

### First Floor Landing

with window to side and airing cupboard housing lagged cylinder

### Bedroom 1

with window to frontage taking in this lovely rural view and chimney breast with feature fire surround

### Bedroom 2

with 2 windows to rear enjoying this fine view over its own grounds

### Outside

The property is approached through a personal gate leading to the front door with a secondary gate off the common where a good sized but derelict outbuilding can be found. There is low hedge to front elevation and a lawned garden sitting at the side. At the rear there is a large garden and former orchard and offers tremendous scope to form a beautiful country home.

### Services

Mains electricity, mains water, private drainage. Flood risk – very low. Broadband speed – Basic 28Mbps, Superfast 300 Mbps

### Agents Note

Children are not permitted to attend a viewing due to the condition of the property

### Local Authority

Herefordshire Council, Tax Band - B

### Directions

As you approach Brimfield from the Ludlow direction, ignore the turning on your left into Brimfield village taking the next turning on your right and then immediately left towards Brimfield Common and as you approach the gate that leads to the common Club Cottage can be found on the right hand side

### Auction Conditions:

The property is for sale by Traditional Online Auction, please login or register to book a viewing <https://samuelwood.bambooauctions.com>

Please note: this property is for sale by traditional online auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

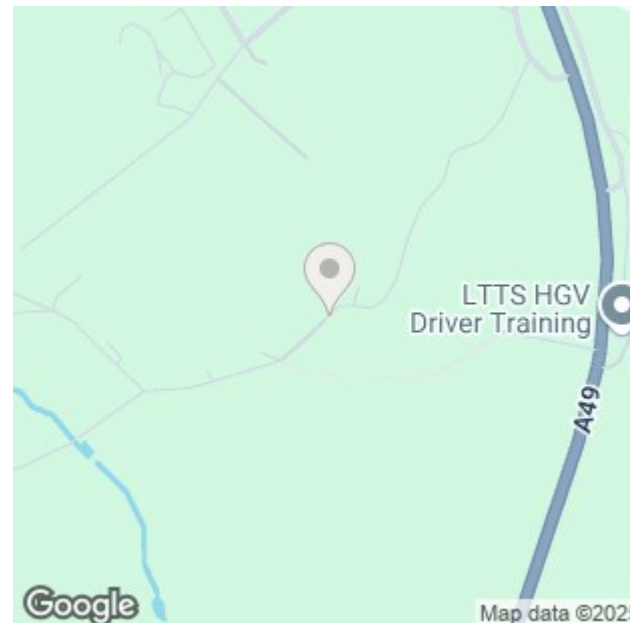
There is a buyers premium of £3,960 (incl. Vat) which will be charged immediately online.

The Guide Price amount specified is an indication of each sellers minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount. Samuel Wood and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

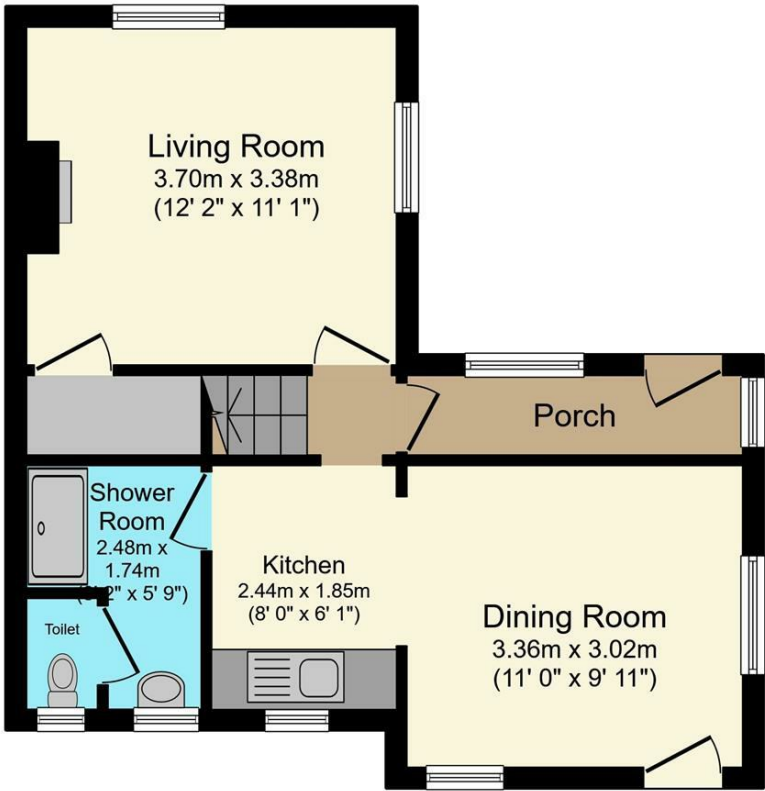
Exchange takes place instantly and the successful buyer has 28 days to complete the purchase.

### Referrals

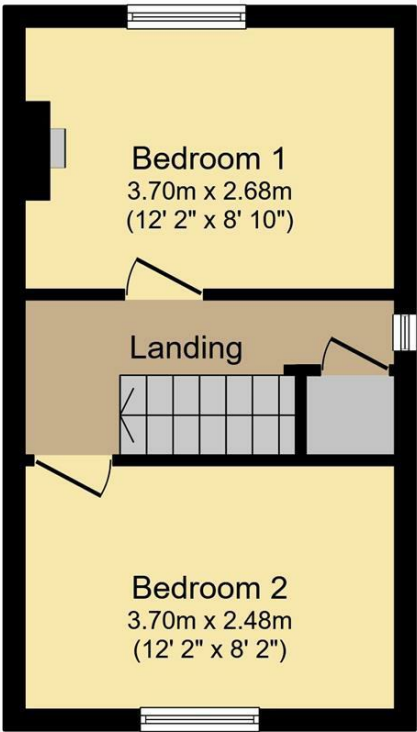
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans



Ground Floor



First Floor

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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.