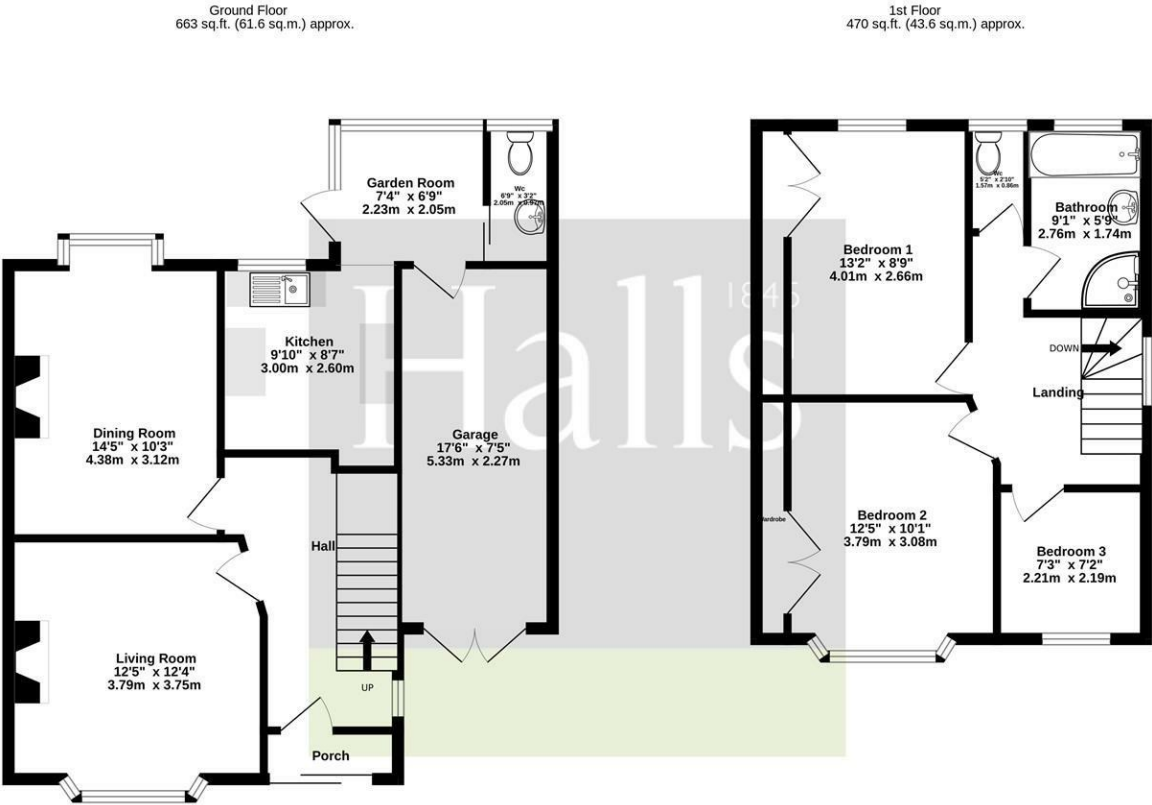


FOR SALE BY AUCTION

7 Queens Road, Whitchurch, Shropshire, SY13 1RG



TOTAL FLOOR AREA: 1133 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FOR SALE BY AUCTION

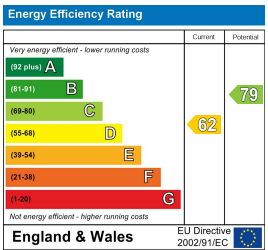
AUCTION GUIDE PRICE £140,000 - £160,000

7 Queens Road, Whitchurch, Shropshire, SY13 1RG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01948 663 230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



onTheMarket.com



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Whitchurch Town Centre 1/4 of a mile, Nantwich 12 miles, Chester & Shrewsbury 20 miles. All distances are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Semi Detached Family Home
- Requires Modernisation
- For Sale by Public Auction
- Porch , Hall, Living Room
- Dining Room, Kitchen
- Garden Room & W,C
- 3 Bedrooms, Bathroom
- Gardens and Garage

Location

The property is located within 800 metres of Whitchurch, Shropshire’s most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. There is also a junior school on the doorstep and the railway station is only 1’4 of a mile away.

The Market Town of Whitchurch in Shropshire, the UK’s county named in ‘ABTA’S Top 10 Destinations to Watch 2024’. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

Brief Description

This mature semi detached house is being sold by auction on the 25th April. The property will require a full programme of renovation and modernisation. The accommodation briefly comprises porch, reception hall, living room with bay window, dining room and kitchen. Off the kitchen is useful garden room and cloakroom with W.C.

To the 1st floor is a landing, 2 double bedrooms both with fitted wardrobes and a good sized single bedroom. There is a spacious bathroom with bath, separate shower and basin. Adjacent to the bathroom is a separate W.C.

The property has a mix of Upvc double glazed windows and gas fired central heating.

Outside

The property is accessed from Queens Road to a drive suitable for 1 car. There are steps that lead up to the front door. The rear garden which is accessed from the garden room comprises lawns, flower borders, garden shed and greenhouse. The gardens will also require some tidying up and landscaping.

Garage

Double doors from the drive, power, lighting and a wall mounted gas fired boiler.

Directions

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & onthemarket.com
WH1594 010325 (Draft Details)

Council Tax - Shropshire

The current Council Tax Band is ‘?’. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Method of Sale

The auction starts at 3pm on Friday 25th April at Halls Holdings House, Battlefield, Shrewsbury, SY4 3DR.

Guide Price

Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

Money Laundering

PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of identification documentation. One to confirm their name and residential address, i.e, utility bill or bank statement and one photo ID, i.e, passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

www.hallsgb.com/aml-requirements

IMPORTANT ANTI-MONEY LAUNDERING REQUIREMENTS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (“the ML Regulations”), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners (“relevant individuals”), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

Legal Pack

A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).

Conditions of Sale

Please note that the property is sold in accordance with the Common Auction Conditions (4th Edition, March 2018) (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction, but will be available for inspection at the auctioneer’s offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

Buyers Premium

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer’s Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT, i.e. (3%) of the “hammer price”, subject to a minimum fee of £2,500 plus VAT (£3,000).