

# 18 Aston Road Wem SY4 5BA



3 Bedroom House - Detached  
By Auction £150,000

## The features

- FOR SALE BY THE MODERN METHOD OF AUCTION - T&CS APPLY
- PRICED TO SELL
- FIXED TIMESCALE FOR EXCHANGE AND COMPLETION
- NO UPWARD CHAIN
- MATURE 3 BED DETACHED HOUSE IN NEED OF RENOVATION
- SUBJECT TO RESERVE PRICE
- BUY WITH FINANCE
- EPC RATING F



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 buyers solicitor. 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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

## Property details

### LOCATION

The property occupies an enviable position in the heart of the popular market Town of Wem. A short stroll from amenities including supermarket, chemist, independent stores, cafes, restaurants, public houses, doctors, churches and the active Town Hall. The Railway Station is close by which has links to Shrewsbury, Crewe and London.

### RECEPTION HALL

With walk in storage/cloaks cupboard.

### LOUNGE

Naturally well lit from bay window overlooking the front and further windows to the side and rear, range of fitted shelving and storage.

### DINING ROOM

With access to the Reception Hall and Kitchen

### KITCHEN

Fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space for cooker. Matching range of eye level wall units, window and door to the garden.

### UTILITY ROOM

With ample space for appliances, window and door to carport and front.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space, window to the front and off which lead

### BEDROOM 1

With window to the front.

### BEDROOM 2

With window overlooking the rear.

### BEDROOM 3

With window to the rear.

### BATHROOM

Suite comprising panelled bath, wash hand basin and WC. Window to the Side.

### OUTSIDE

The property is approached over driveway with parking for several cars and covered car port. The front is enclosed with mature hedging and has inset specimen trees. Side pedestrian access to the enclosed Rear Garden which is laid to lawn with shrub and herbaceous beds and enclosed with fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains water, drainage and electricity are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C- again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

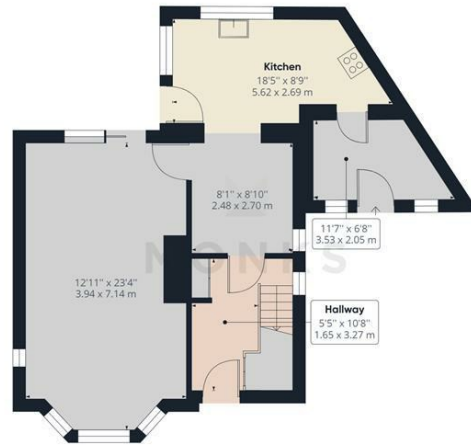
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

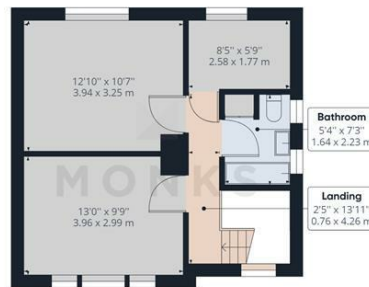
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1061.93 ft<sup>2</sup>  
98.66 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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## Get in touch

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## Wem office


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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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