



Helping *you* move



## 2 Hollinwood, Whixall, SY13 2NW

An exciting renovation opportunity, this two-bedroom mid-terraced property in Whixall is ideal for investors or buyers looking to create a home to their own specification.

Starting bid of  
**£80,000**

# 2 Hollinwood, Whixall, SY13 2NW

## Overview

- Two-bedroom mid-terraced property
- For Sale by Modern Auction T&C's apply
- **\*\*\*CASH BUYERS ONLY\*\*\***
- Situated in the popular rural village of Whixall
- Full renovation project with great potential
- Generously sized garden
- Former kitchen area ready for redesign
- Lounge with open fireplace
- Ideal for investors or buyers seeking a project
- Offered with no upward chain
- EPC tbc, Council tax band A



**\*\*\*FOR SALE BY MODERN AUCTION\*\*\***-This two-bedroom mid-terraced property, located in the popular rural village of Whixall, offers an excellent opportunity for buyers seeking a full renovation project with significant potential. Upon entering the property, you are welcomed into the lounge area, which features an open fireplace as a charming focal point. Continuing through the ground floor, you will find the former kitchen area, offering a blank canvas ready to be redesigned to suit modern living requirements. To the rear, there is an additional utility space adding further practicality. Upstairs, the accommodation comprises two bedrooms, both offering scope for improvement and personalisation.

Externally, the property boasts a generously sized garden along with a substantial outbuilding providing useful storage. The property also benefits from off-road parking. The property is offered to the market with no upward chain, making it an ideal purchase for investors or buyers looking for a renovation project in a desirable location.

### Location:

The property is located in the rural village of Whixall and is approximately 5 miles from the market towns of Whitchurch and Wem offering a variety of local independent shops, schools, supermarkets and other major retailers. Whitchurch and Wem train stations are on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles approximately.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Council Tax Band A. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### SERVICES

We are advised that mains electricity and water are available. No Drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem. At the village of Tilstock turn immediately before the Horseshoes Inn and travel towards Whixall. Proceed along this road for just under two miles and the property can be found on the left hand side before the turn to Sandy Lane.

#### PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

#### AUCTIONEERS COMMENTS

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. 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

#### ENERGY PERFORMANCE

EPC tbc. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

For Sale by Modern Auction.

#### AML REGULATIONS

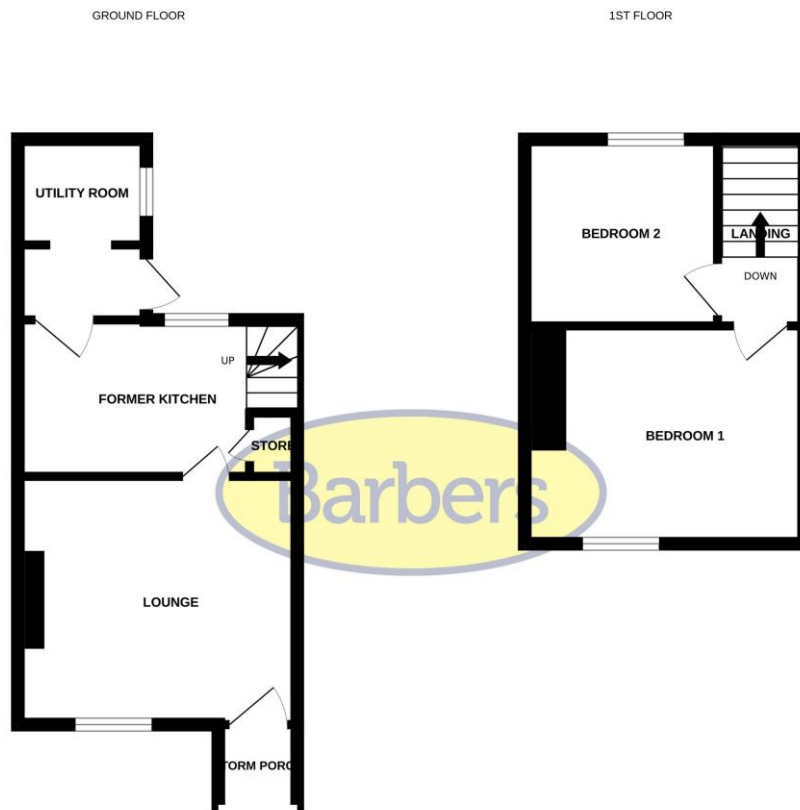
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

#### AGENTS NOTE

Please note that there is a right of way over the neighbouring property to access the rear of the property.

WH40210 120626





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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**LOUNGE**

12' 1" x 10' 9" (3.68m x 3.28m)

**FORMER KITCHEN**

9' 3" x 6' 9" (2.82m x 2.06m)

**UTILITY AREA**

5' x 4' 7" (1.52m x 1.4m)

**BEDROOM ONE**

12' x 9' 6" (3.66m x 2.9m)

**BEDROOM TWO**

9' x 8' 5" (2.74m x 2.57m)

**OUTBUILDING**

23' 6" x 9' 1" (7.16m x 2.77m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.