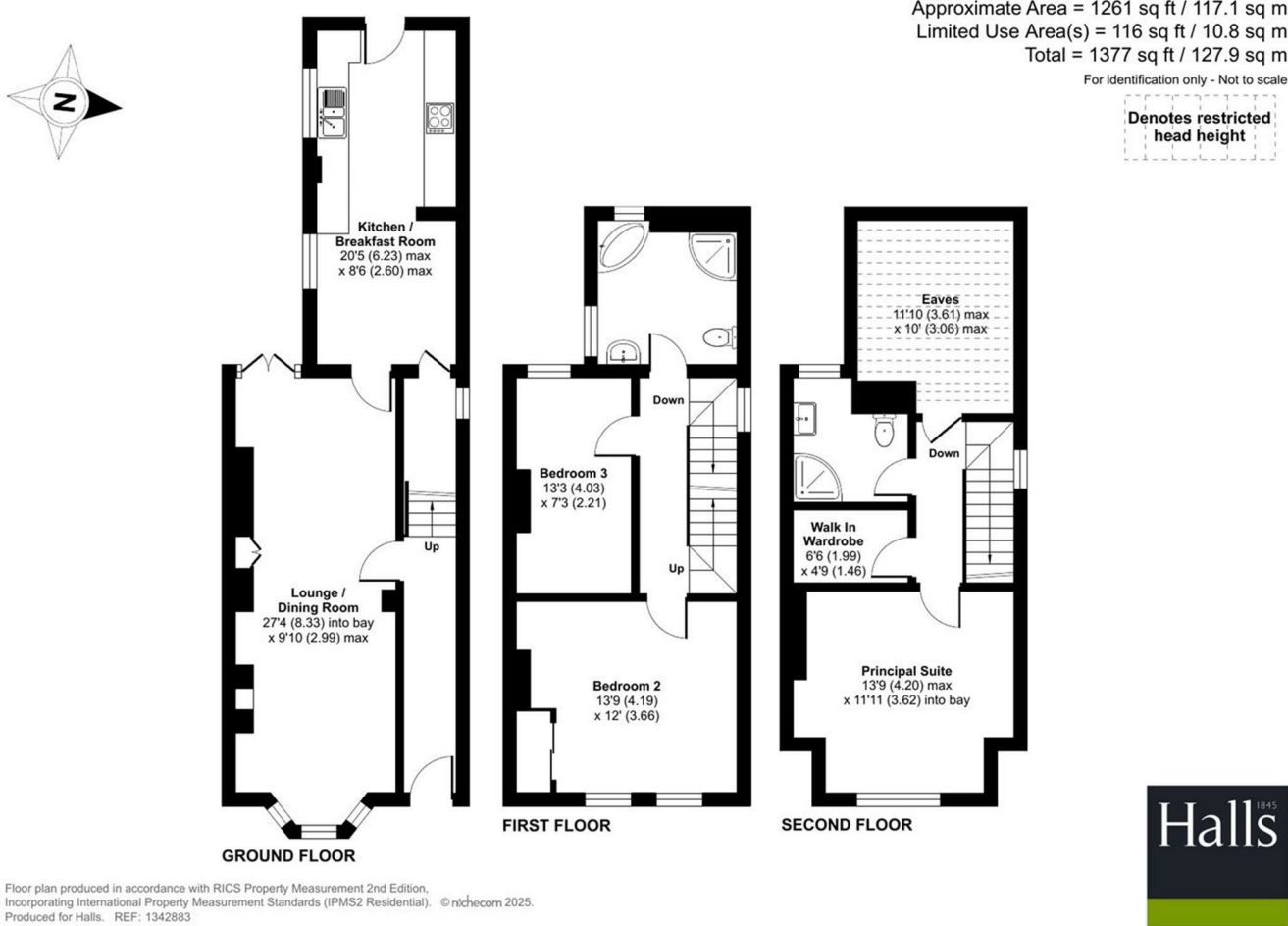


FOR SALE

38 Percy Street, Shrewsbury, SY1 2QQ



FOR SALE

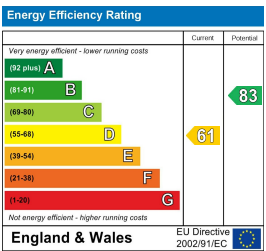
Auction Guide Price £200,000

38 Percy Street, Shrewsbury, SY1 2QQ

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



*** AUCTION GUIDE PRICE £200,000 ***

A period, end of terrace home that offers flexible and versatile accommodation, set over three floors situated in an incredibly popular location. For sale by Unconditional Online Timed Auction, bidding opens at 12 midday on Saturday 11th July and closes at 12 midday on Friday 17th July



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s





- **FOR SALE BY ONLINE TIMED AUCTION bidding opens at 12 midday on Saturday 11th July and closes at 12 midday on Friday 17th July**
- **Incredibly well proportioned double reception room**
- **3 bedrooms**
- **2 bathrooms**
- **Large garden**
- **Cash Buyers only**

DIRECTIONS
From Shrewsbury town centre, proceed along Smithfield Road and continue to Coton Hill heading along the Ellesmere Road. Proceed over the railway bridge and straight over the mini roundabout, taking the right turn into Greenfield Street. Take the second left turn into Percy Street, toward Percy Street North and proceed towards the end and the property will be identified on the right hand side.

SITUATION
The property is attractively positioned as an end of terrace of three delightful and unique period townhouses. The property is well situated and conveniently placed for access to Shrewsbury town centre which is within walking distance. Close by there are a number of amenities including a general store and post office together with a primary school. Fitness and Yoga classes, a bowling club which also hosts music events and a children's play area are all within walking distance. The town centre itself offers a more comprehensive range of shopping, leisure and social facilities together with a rail service.

DESCRIPTION
38 Percy Street is a deceptively spacious Victorian terraced townhouse offering accommodation over three floors. To the ground floor the two original reception rooms have been knocked through into one open modern space which then leads through to the open plan kitchen dining area. To the first floor there are two bedrooms and a bathroom, whilst there are an additional bedroom and shower room on the second floor with a large storage area into the eaves. Outside, the gardens are a particular feature to the property, being predominantly positioned to the rear and offering generous flowing lawns with well stocked herbaceous borders and terraced patio seating area. We are aware the property has historic subsidence and we advise you conduct your own investigations.

THE GARDENS
To the front the gardens comprise a low maintenance small walled garden. The majority of the gardens are positioned to the rear initially offering a paved patio seating area. Beyond is flowing sections of lawn, flanked by herbaceous beds containing a variety of specimen shrubs and plants. To the bottom section of garden is an additional large patio, private seating area with a timber garden room and shed.

ONLINE TIMED AUCTION
38 Percy Street will be offered for sale by Unconditional Online Timed Auction, bidding opens at 12 midday on Saturday 11th July and closes at 12 midday on Friday 17th July. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

To bid, click on the REGISTER TO BID button below or click the link here <https://estate-agents.hallsgb.com/property/34131119/sy1/shrewsbury/percy-street/end-of-terrace-house/3-bedrooms>

AUCTION AML
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged 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 timed auction, please visit our website. If you are the successful bidder/s of this lot, further Anti-Money Laundering checks will be carried out using a specialist third-party company, Movebutler. We thank you for your cooperation. There is a cost of £30 for this per buyer.

CONTRACT AND SPECIAL CONDITIONS OF SALE (LEGAL PAC
The property will be sold subject to the Special Conditions of Sale, which can be requested from Halls, the Auctioneers or the Solicitors at Wace Morgan Shrewsbury prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

GUIDE PRICE & RESERVE
Guides are provided as an indication of each seller's 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.

BUYERS PREMIUM
In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, the purchaser will be responsible for paying a Buyer's Premium as noted. This is additional to the purchase price and set at 3.5% plus VAT of the "hammer price", subject to a minimum fee of £4,000 plus VAT or if the "hammer price" is £24,999 or less there will be a fixed fee of £2,000 plus VAT.

SOLICITORS
Claire Jenkins at Wace Morgan Sequoia House, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, SY2 6FG Email: claire.jenkins@wmlaw.co.uk

GENERAL REMARKS
FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.