



Helping *you* move



Oaklands, Marchamley, SY4 5LE

Offered through the Modern Method of Auction with No Upward Chain is this spacious, Four Bedroom Detached Bungalow that's set on a large 0.41 acre Garden Plot and has enormous potential to be a very special family home.

Guide Price

£290,000

Overview

- Four Bedroom Detached Bungalow in a Village Location
- No Upward Chain, Large 0.41 Acre Garden Plot, Requires Updating
- Front Porch, Entrance Hall, Kitchen & Utility, Lounge with a Stone Arch to the Dining Room
- Principal Bedroom with En Suite, two further Bedrooms, Bathroom
- First Floor Bedroom, Eaves Storage, Large Loft Area
- Wraparound Mature Gardens
- Tenure - Freehold
- C. Tax Band - F, Energy Rating - E



Brief Description

This lovely property will require updating throughout to make the most of the space and potential it offers. To the front is the large Porch that opens to the Hallway which has stairs up to the first floor. To your left is the generous, L-shaped Open Plan Dining Lounge with a stone arch leading through to the Dining Room which has French doors to the Garden. The Kitchen which has a good range of modern units, with an integrated oven, microwave, hob with extractor fan over, and space for a tall fridge freezer, and Utility with space for your washing machine and the oil-fired boiler.

Returning to the Hall and there's the Bathroom with bath and shower, Bedroom One with an En Suite Shower Room, a Double Bedroom and a Single Bedroom. To the first floor is a large, L-Shaped Bedroom with ample eaves storage space to the Landing and an extensive loft storage space and loft storeroom.

Externally, the Drive leads through mature Gardens to the Garage at the rear.

Location

Marchamley is a small village approximately 16 miles north of Shrewsbury and surrounded by beautiful Shropshire countryside.

The closest village is Hodnet which benefits from a Primary School, Village Store with Post Office, Doctors' Surgery, Church and The Bear - a popular Pub/Hotel.

The larger towns of Market Drayton, Whitchurch and Wem offer a wider range of schools and facilities, and Shrewsbury, Telford and Newcastle under Lyme are within commuting distance.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water and electricity services are available, with oil-fired central heating and septic tank 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.

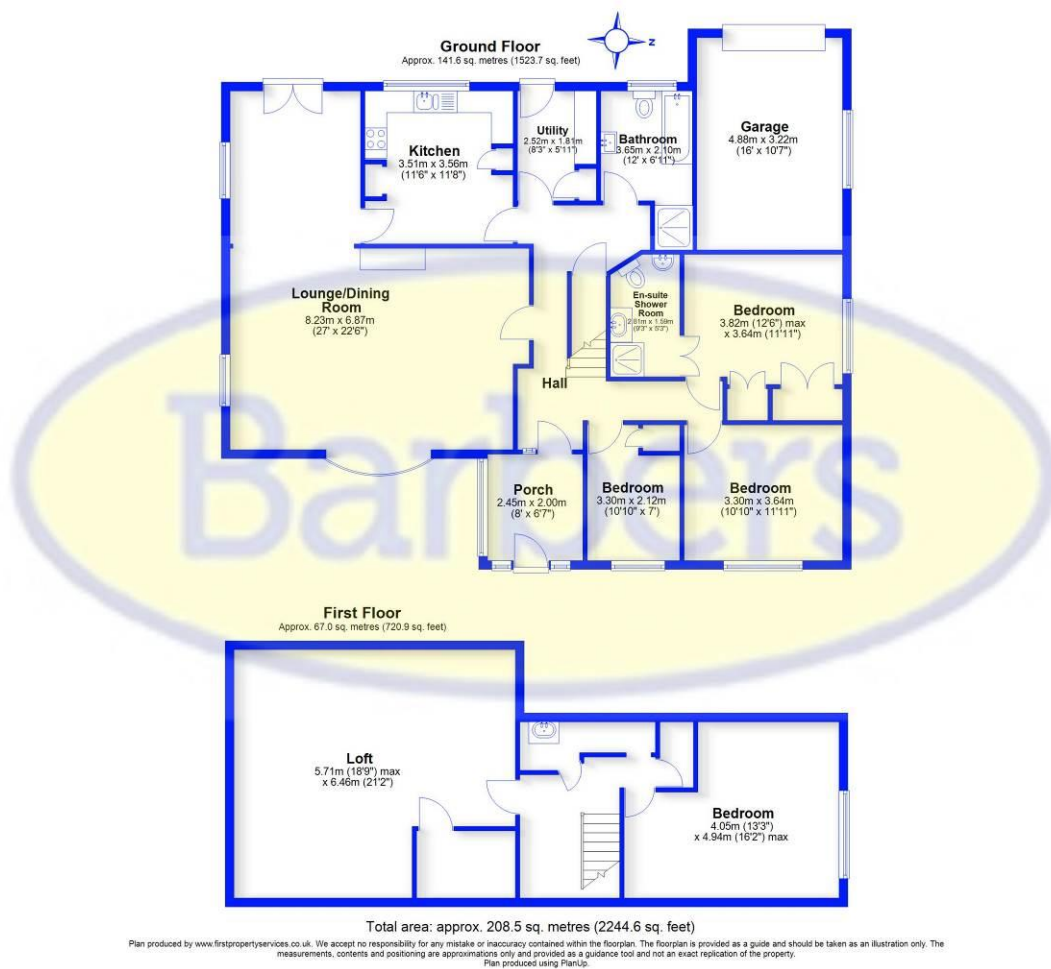
The heating to the first floor was powered by the back boiler to the Lounge fire that is now disconnected.



DIRECTIONS: From Market Drayton take the A53 through Tern Hill towards Shrewsbury and at the Espley roundabout take the third exit and stay on Shrewsbury Road through Hodnet, bearing right on Eastlands to Marchamley. At the triangle in the village bear left and the property is the first one on your right.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. 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. 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.



CONSERVATION AREA: Marchamley Village is set within the Marchamley Conservation Area which was designated in 05/1978 by the Historic Environment Team at Shire Hall, SY2 6ND.

MODERN METHOD OF AUCTION: This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyer's solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change.

Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**.
Get in touch today! Tel: 01630 653641

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@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.