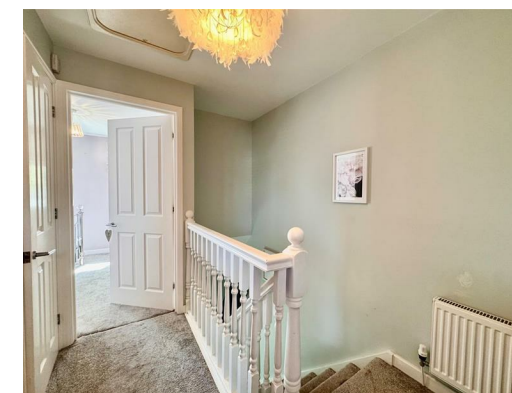




1a Kendal Road, Harlescott, Shrewsbury, Shropshire, SY1 4ES

www.hbshrop.co.uk



Auction Guide £150,000

Viewing: strictly by appointment through the agent



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

A fantastic opportunity to purchase this two-bedroom mid-terraced property, offered with no upward chain.

The property occupies a pleasant position within this convenient residential location, close to a range of local amenities and well placed for easy access to Shrewsbury town centre.

The property is offered for sale by Traditional Auction, operated by iamsold Limited.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding.

The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

The accommodation in greater detail

Double glazed entrance door gives access to:

Entrance hallway

Having vinyl floor covering, radiator.

Door to:

Cloakroom

Having low flush WC, wash hand basin with tiled splash surrounds, vinyl floor covering, radiator, wall mounted extractor fan.

Door from entrance hallway gives access to:

Lounge/diner

14'3 x 12'6

Having contemporary stone effect fire, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, radiator, understairs storage cupboard.

Door from entrance hallway gives access to:

Kitchen

11'9 x 7'3

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, vinyl floor covering, tiled splash surrounds, UPVC double glazed window to front, integrated oven, four ring gas hob with stainless steel cooker canopy over, space for further appliances.

From entrance hallway stairs rise to:

First floor landing

Having radiator, loft access, linen store cupboard plus additional store cupboard housing gas fired central heating boiler.

Doors from first floor landing give access to: Two double bedrooms and bathroom.

Bedroom one

14'3 max x 9'8

Having two UPVC double glazed windows to front, fitted over stairs wardrobe, radiator.

Bedroom two

14'3 x 6'7

Having two UPVC double glazed windows to rear, radiator.

Bathroom

Having a three piece suite comprising: Panel bath with electric shower over, low flush WC, pedestal wash hand basin, vinyl floor covering, radiator, extractor fan to ceiling.

Outside

To the front of the property tarmac pathway gives access to the property's front entrance with lawn gardens.

Rear gardens

Comprise: Paved patio, paved pathway, lawn gardens, stone borders, timber garden shed, gated rear pedestrian access. The rear gardens are enclosed by fencing. Nearby in a residence car park there is an allocated car parking space.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

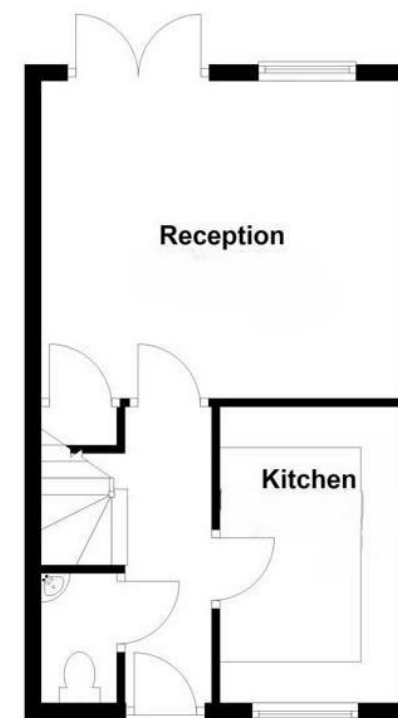
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

Ground Floor



First Floor

