



Helping *you* move



17 Langley Dale, Stoke on Tern, TF9 2DX

FOR SALE VIA THE MODERN METHOD OF AUCTION

Offered with No Upward Chain is this spacious Three Bedroom-Semi Detached House with two Reception Rooms, a generous Garden and plenty of Off Road Driveway Parking.

Guide Price of

£155,000

Overview

- Three Bedroom Semi-Detached House with No Upward Chain
- Entrance Hall, Dining Room, Lounge with French Doors to the Garden, Kitchen, Ground Floor W.C.
- Two Double and one Good-Size Bedrooms, Bathroom
- Driveway Providing Ample Parking
- Would Benefit from Some Modernisation
- Council Tax Band - B, Energy Rating - C



Brief Description

The front door opens to the Hallway with stairs up to the first floor Landing and a door through to the Dining Room. The Lounge has French doors out to the Garden and leads to the kitchen which has a range of kitchen units, space for your oven with extractor fan over, space for your dishwasher and an alcove for your fridge freezer that leads to the ground floor WC.

On the first floor the Bedrooms are set around the light and spacious Gallery Landing which has loft access and a useful storage cupboard. Bedrooms One and Two are both generous double rooms and Bedroom Three is a good-size single room. Completing the accommodation is the Bathroom with an electric shower over the bath.

Externally, there's a large Garden to the rear with timber pergola and a wide, block-paved Driveway giving you Parking for several vehicles.

Location

The hamlet of Stoke on Tern has a Primary School and Village Hall, and towards Tern Hill and Rose Hill are a Local Convenience Store, Petrol Station with mini-Waitrose, Restaurant, popular Fish & Chip Shop and a Sports Centre.

Situated approximately 5 and 9 miles from the towns of Market Drayton and Newport which both offer a more comprehensive range of shopping and leisure amenities. Larger towns within commuting distance include Shrewsbury, Telford and Newcastle under Lyme. The property is well positioned for commuter routes having easy access to the A41.



Your **Local** Property Experts

01630 653641

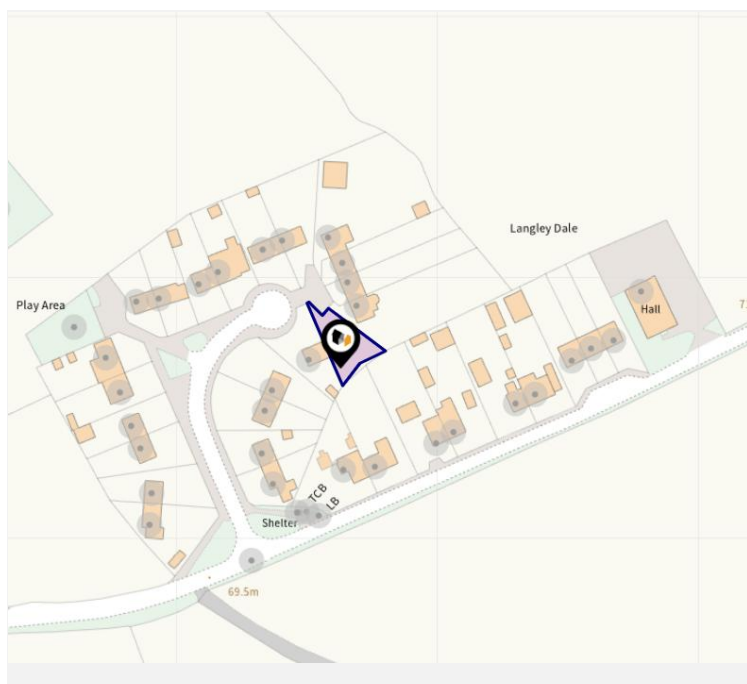


Useful Information

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 all mains electricity, water and drainage services with LPG gas central heating and solar panels are available. 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.

LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002

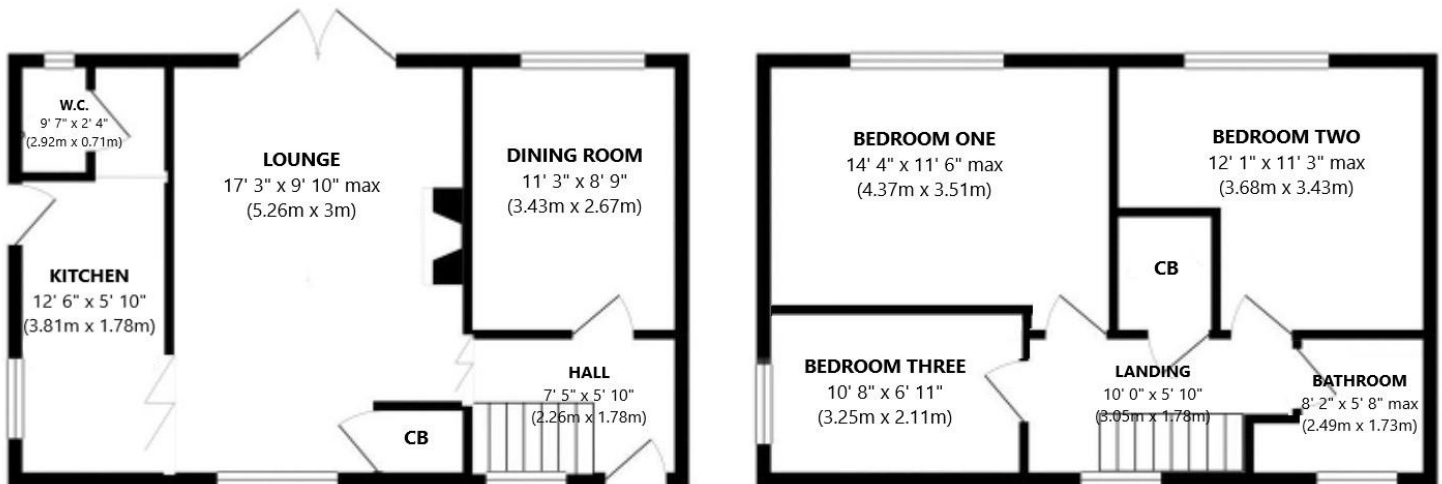


DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury and straight over at the Tern Hill roundabout. After approximately 4 miles, turn left for Stoke on Tern and left again onto Langley Dale where the property is on your left at the end of the cul-de-sac and can be identified by our For Sale sign.

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.

Barbers



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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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 buyers 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. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. (Reservation Fee is in addition to the final negotiated selling price.)

Am Sold Ltd - telephone: 0121 366 0539 or email: enquiries@iam-sold.co.uk

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: 01630 653641**

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.

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