

Halls 1845

78 SHREWSBURY ROAD MARKET DRAYTON | TF9 3DT



An excellent opportunity for first-time buyers, investors and developers alike, this attractive property offers well-proportioned accommodation, excellent potential and a convenient location within walking distance of Market Drayton town centre.

Auction Guide Price £95,000



- Victorian Mid Terraced House
- For Sale by Online Auction
- Ideal for an Investor / 1st Time Buyer
- Spacious Accommodation over 3 Floors
- Close to the Centre of Market Drayton
- Store Sheds to the Rear

LOCATION - MARKET DRAYTON

Market Drayton is a thriving North Shropshire Town with a weekly market that dates back to 1245 when Henry III granted a charter for a weekly market. The town has a wide range of leisure and shopping facilities, canal and marina. There are local primary & a secondary schools, swimming pool and a range of sports clubs.

The town is located between Shrewsbury & Stafford and has excellent road access to Telford, Whitchurch and the Potteries. The main West Coast rail line linking London, Birmingham, Manchester and Scotland can be easily accessed from either Stafford or Crewe stations which are within 30 minutes of the property. There are commuter stations located at Whitchurch, Shrewsbury, Wem & Telford / Wellington.

There are 4 international airports located in Birmingham, East Midlands, Manchester & Liverpool. These are all accessible by Taxi or car.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 78 Shrewsbury Road by Online Auction.



FOR SALE BY AUCTION – An excellent opportunity to acquire a versatile mid-terraced property offering excellent potential for first-time buyers, investors or those seeking a buy-to-let investment. Conveniently situated within walking distance of Market Drayton town centre, the property is ideally placed for a wide range of local amenities, with a Tesco supermarket located approximately 100 metres away.

The accommodation comprises an entrance hall, two well-proportioned reception rooms, a fitted kitchen and a ground floor shower room. Also from the ground floor are stairs that lead down to the cellar. To the first floor are two bedrooms together with a bathroom, whilst a staircase continues to the second floor, providing an extra bedroom or alternative uses.

Externally, there is a shared courtyard area to the rear together with a good-sized brick-built store, providing useful storage.

Offering well-balanced accommodation in a convenient location, this property presents an ideal opportunity for purchasers looking to modernise and add value or for investors seeking a property with strong rental potential. Early viewing is recommended to appreciate the scope and convenience this property has to offer.

78 Shrewsbury Road represents an exciting opportunity to acquire a property that is generally presented in good order and offers considerable versatility. The accommodation is currently arranged over three floors and, subject to obtaining the necessary planning, building regulation and other relevant consents, could potentially be reconfigured to create two self-contained flats, making this an appealing proposition for investors seeking to add value and maximise rental potential.



This is an opportunity not to be missed by buyers looking for a property with immediate usability and exciting longer-term potential. Early inspection is strongly recommended.

TIMED ONLINE AUCTION

78 Shrewsbury Road will be offered for sale by Unconditional Timed Online Auction, bidding opens at 12 midday on 24th Sept. 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.

AUCTION AML

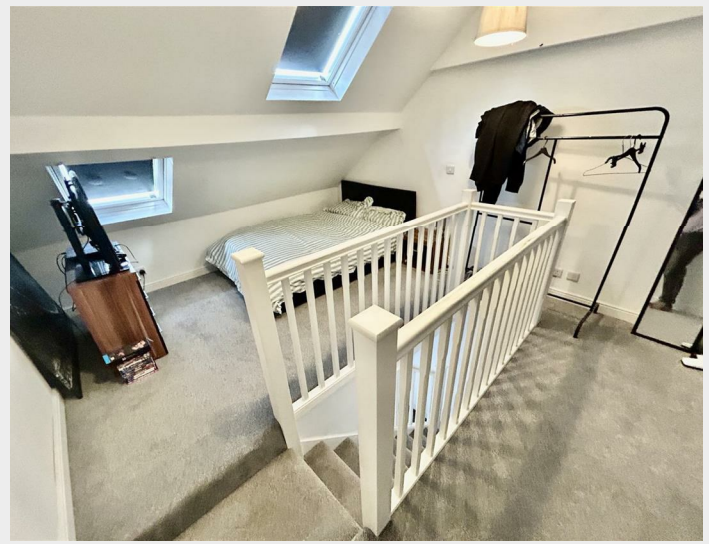
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged to obtain proof of identity for buyers, their agents, representatives, including bidders, and ultimate beneficial owners ("relevant individuals"), before 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 £36 for this per buyer.

LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

SERVICES - ALL

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.



VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1835 WH 1835

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

CONTRACT & SPECIAL CONDITIONS OF SALE (LEGAL PACK)

The property will be sold subject to the Special Conditions of Sale, which can be requested from Halls, the Auctioneers or the Solicitors 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 4% plus VAT, i.e (4.5%) of the "hammer price", subject to a minimum fee of £4,000 plus VAT (£4,800).

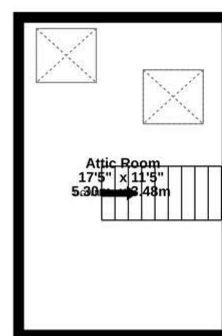
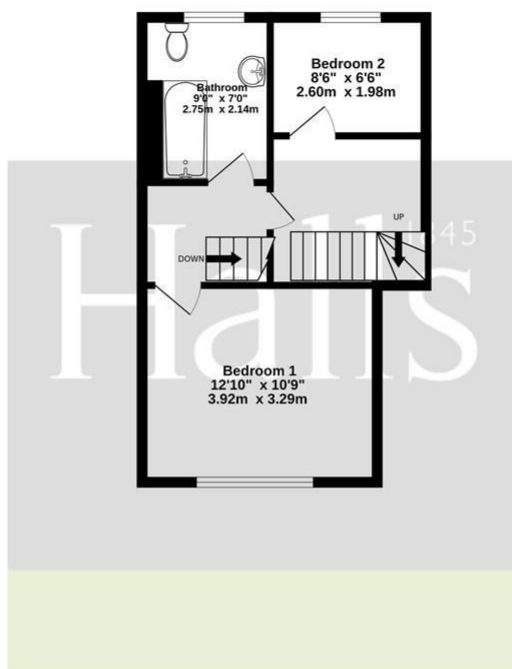
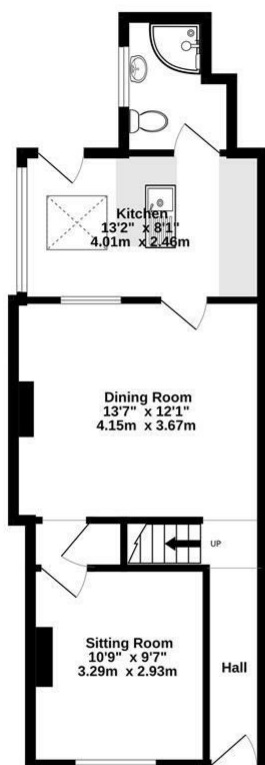
SOLICITORS

Thomas Blood of Graham Withers & Co, 46 Cheshire Street, Market Drayton, Shropshire, TF9 1PQ 01630 657 222 thomas.blood@grahamwithers.co.uk

Ground Floor
474 sq.ft. (44.0 sq.m.) approx.

1st Floor
359 sq.ft. (33.3 sq.m.) approx.

2nd Floor
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix 62026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	75
England & Wales	EU Directive 2002/91/EC	

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch