



Helping *you* move



## 28 Wrekin View, Wrockwardine

For sale by Modern Method of Auction. A three Bedroom Semi-Detached House in the popular Village of Wrockwardine.

Starting Bid

**£155,000**

# 28 Wrekin View, Wrockwardine Village, Telford, TF6 5DL

## Overview

- No Upward Chain
- Semi-Detached House
- Lounge, Garden Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- Oil Fired CH, Double Glazing
- Generously Proportioned Gardens
- End of Cul-de-Sac Location
- Freehold
- Council Tax B. EPC Rating D



## Auction Details

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Brief Description

This much loved family home offers neatly presented accommodation throughout and is entered into a Porch which opens directly into the Entrance Hall with useful understairs cupboard and stairs to the first floor. The Lounge has a dual aspect to the front and rear, attractive fireplace with inset electric coal effect fire and sliding patio doors leading into the rear garden. The Dining Kitchen also has a dual aspect to front and rear, with a range of base and wall mounted units having complementary working surfaces over and backsplash tiling, provision for a freestanding cooker, space and plumbing provision for a washing machine and further under-counter appliance. A useful pantry and further storage cupboard open from the kitchen, and a single glazed Garden Room opens from the dining area, where the boiler is situated.



Stairs ascend from the hallway to the first floor landing with window and airing cupboard. Bedroom One has a front aspect and a built-in wardrobe over the stairs. Bedroom Two also has a front aspect, again with built-in wardrobe, as does the rear aspect Bedroom Three. The Bathroom has a coloured three piece suite. Internally the accommodation benefits from oil fired central heating and double glazing (apart from the Garden Room).

Externally, the property has a neatly maintained and fully enclosed garden to the front and side, which extends, via a gate through the brick wall, around to the rear of the home, featuring a pond, gravelled seating area, timber shed and dog kennel. The oil tank is situated in the low maintenance area adjacent to the garden room.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Banding B

#### SERVICES

We are advised that mains water, drainage and electricity are available. The property is heated via an oil fired central heating system. 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.

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Wellington proceed along Wrockwardine Road into the Village of Wrockwardine - at the grass triangle bear right onto Wrekin View and take the first cul-de-sac turning to the right, where the property can be found at the end of the cul-de-sac.

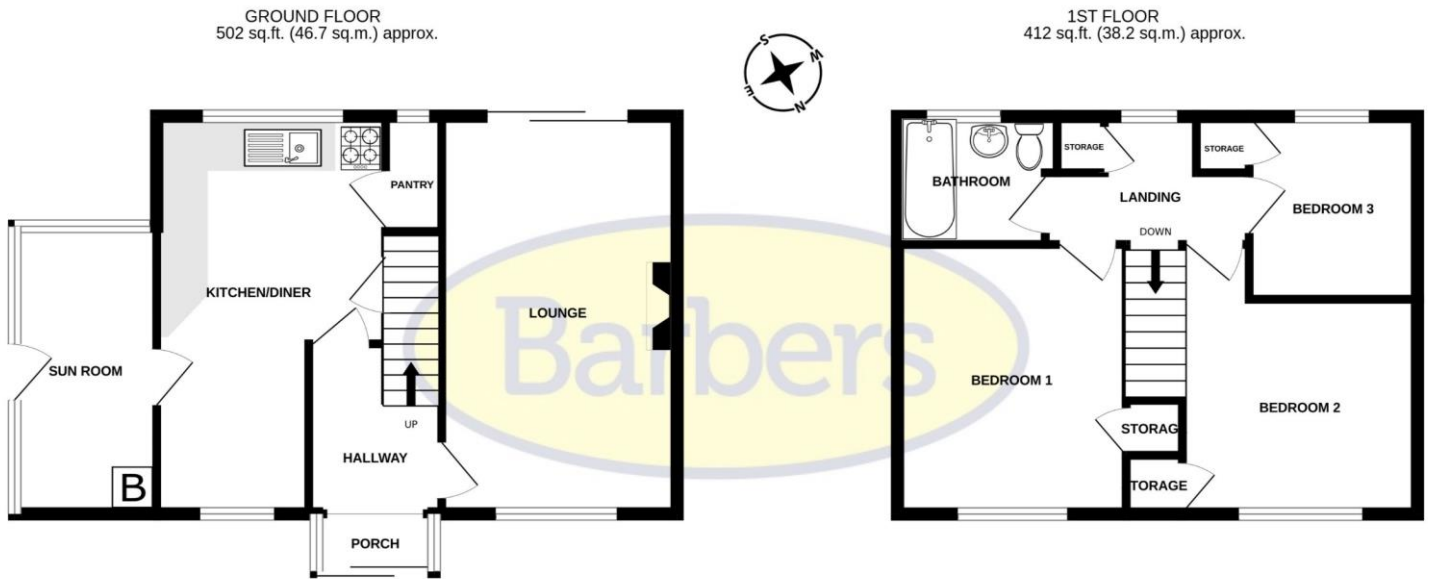
#### METHOD OF SALE

Modern method of auction

WE32766.050323

#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.  
Made with Metropix ©2023

**ALL MEASUREMENTS QUOTED ARE APPROXIMATE:**

**LOUNGE** 17' 9" x 10' 6" (5.41m x 3.2m)

**L SHAPED KITCHEN DINER** 17' 9" (max) x 10' 3" (max) (10' 2" min x 6' 9" min) (5.41m x 3.12m (3.10m x 2.06m))

**GARDEN ROOM** 12' 10" x 6' 4" (3.91m x 1.93m)

**BEDROOM ONE** 12' 0" x 10' 5" (3.66m x 3.18m)

**BEDROOM TWO** 10' 6" x 9' 5" (12' 1" max) (3.2m x 2.87m (3.68m))

**BEDROOM THREE** 8' 2" x 7' 6" (2.49m x 2.29m)

**BATHROOM** 7' 4" (max) (6' 7" min) x 5' 5" (2.24m (2.00m) x 1.65m)

Score	Energy rating	Current	Potential
92+	A		103   A
81-91	B		
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## 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: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD  
Tel: 01952 221 200  
Email: [wellington@barbers-online.co.uk](mailto:wellington@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.