



Helping *you* move



25 Woodlands Grove, Higher Heath, SY13 2JB

Starting Bid

£180,000

FOR SALE BY MODERN AUCTION. A great size three bedroom detached house in need of complete refurbishment, set on a large corner plot in the popular area of Higher Heath. NO UPWARD CHAIN.

25 Woodlands Grove, Higher Heath, SY13 2JB

Overview

- Three Bedroom Detached House
- In need of Complete Refurbishment
- For Sale by Modern Auction
- Two Reception Rooms
- Cash Buyers Only
- No Upward Chain
- Generous Corner Plot with Large Rear Garden
- Driveway, Two Single Garages
- Popular Location
- EPC E
- Council Tax Band D



Brief Description

****FOR SALE BY MODERN AUCTION****

A great size three bedroom detached house set on a large corner plot and tucked away at the end of a quiet cul de sac in the popular village of Higher Heath. Available to cash buyers only, the property has been water damaged and is in need of complete refurbishment. It has fantastic potential to be transformed into a lovely family home and the ground floor accommodation comprises Entrance Hall, WC, Lounge, Conservatory, former Kitchen, former Utility and additional Reception Room/Bedroom Four. To the first floor are Three Bedrooms and a Family Bathroom. Outside, the property is approached over a spacious driveway leading to two single garages, providing ample parking space for several vehicles. There is a lawned area to the front and the generous rear garden is mainly laid to lawn with a large paved patio and a variety of mature shrubs and trees.

AUCTIONEERS COMMENTS

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

Location

Higher Heath stands approximately 2 miles from the village of Prees which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, railway station and a highly regarded primary school. The busy market town of Whitchurch is only four miles away which offers a variety of local independent shops, schools, four large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 14 to 26 miles approximately.

SERVICES

We are advised that mains electricity, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



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

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road and then take the next right hand turning into Woodlands Grove. Continue on before turning left and the property can be found straight ahead at the end of the cul de sac.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

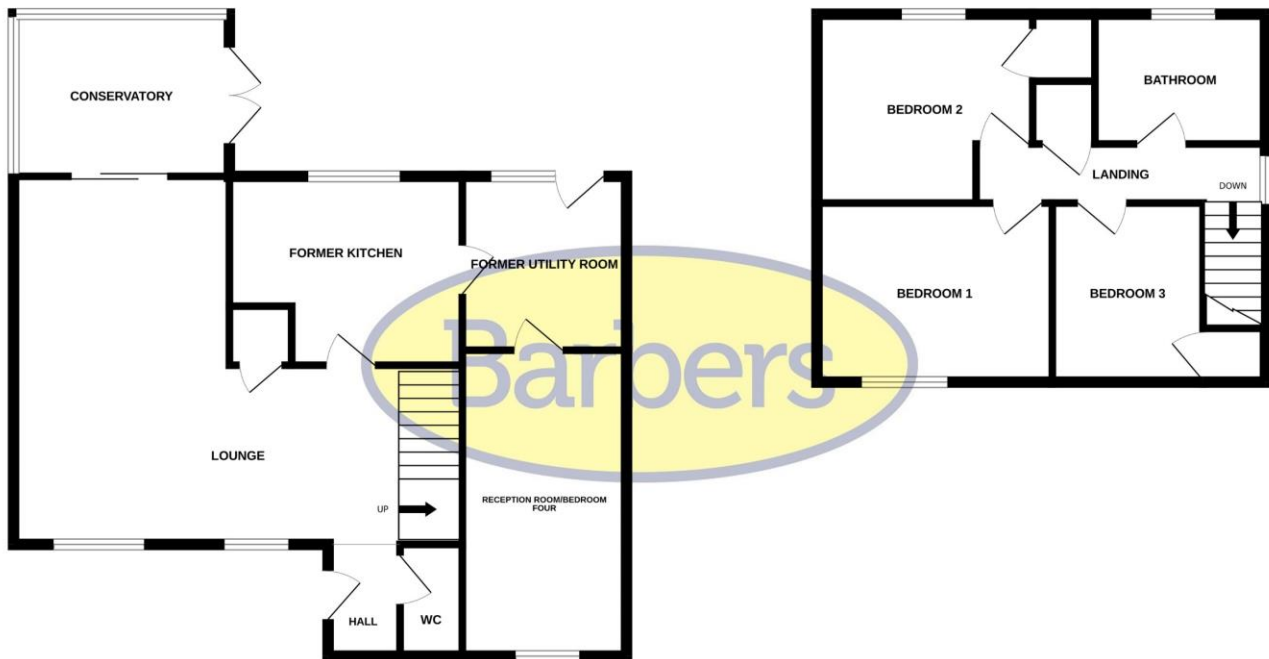
AML REGULATIONS

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.

WH33122 12424

GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2024

LOUNGE
22' 8" x 17' 9" (6.91m x 5.41m)

FORMER KITCHEN
12' 0" x 9' 3" (3.66m x 2.82m)

FORMER UTILITY
8' 3" x 7' 8" (2.51m x 2.34m)

RECEPTION ROOM/BEDROOM FOUR
15' 8" x 7' 9" (4.78m x 2.36m)

CONSERVATORY
10' 2" x 8' 0" (3.1m x 2.44m)

BEDROOM ONE
12' 2" x 9' 5" (3.71m x 2.87m)

BEDROOM TWO
12' 1" x 8' 2" (3.68m x 2.49m)

BEDROOM THREE
9' 4" x 7' 5" (2.84m x 2.26m)

BATHROOM
8' 3" x 5' 4" (2.51m x 1.63m)

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: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: whitchurch@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.