



Helping *you* move



19 Mannerley Lane, Overdale

For Sale by Traditional Auction. Offered for sale with no upward chain, this is a unique opportunity to purchase a One Bedroom End Terraced Cottage with plenty of charm and character throughout.

Starting Bid
£95,000

19 Mannerley Lane, Overdale, Telford, TF3 5AX.

Overview

- Traditional Method of Auction
- Subject to an undisclosed reserve
- Reservation fee payable
- T's & C's apply
- End Terraced Cottage
- Kitchen, Lounge with Inglenook
- Ground floor Bathroom, Utility
- Bedroom with Nursery off
- First Floor Shower Room
- Gas CH, Double Glazing
- On Street Parking
- No Upward Chain
- EPC D, Council Tax A



Location

Situated in an established residential locality. Convenient for a range of education facilities including Primary at Newdale, Ketley and Lawley and Secondary at Hadley Learning Community, Thomas Telford and Langley. Public Transport links to the centres of Wellington and Telford. Lawley Centre is a short distance from the property and an excellent road network links the property to all parts of the area including the modern range of shopping and leisure facilities available at Telford Town Centre.

Auction Details

This property is for sale by Traditional Auction.

The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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 End Terraced Cottage offers deceptively spacious accommodation retaining many period features throughout. Entering into a small Reception Porch with windows and further door into the Lounge which offers a large Inglenook fireplace with wood burning stove and feature alcove to the side; window to the front, door to the rear lobby, stairs and door into the fitted Kitchen which offers a range of drawers, base and wall mounted units, working surface with single sink unit, integrated oven, gas hob and extractor. The spacious rear lobby provides a door to the outside pathway which provides access around to the front for bins etc.; a door opens into the Utility with cupboards and provision for washer. The ground floor Bathroom provides a white three piece suite; boiler cupboard.



Stairs ascend from the Lounge, up directly into the Bedroom with exposed beams to ceiling and eaves, attractive decorative fireplace, window to the front; door off to the right into the Nursery with access to loft space and window to side. Also off the Bedroom is a Shower Room with white three piece suite and step up to the shower cubicle. The property benefits from double glazing and gas central heating.



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 Band A

SERVICES

We are advised that mains water, drainage, gas and electricity 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/>

VIEWING

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

DIRECTIONS

From Mossey Green Way proceed into Shepherds Lane (towards Red Lake) and take the second left into Garfield Road. Carry on along past the turning for Hartley Close and turn left on to Mannerley Lane and the Cottage will be found on your left hand side just after the bend.

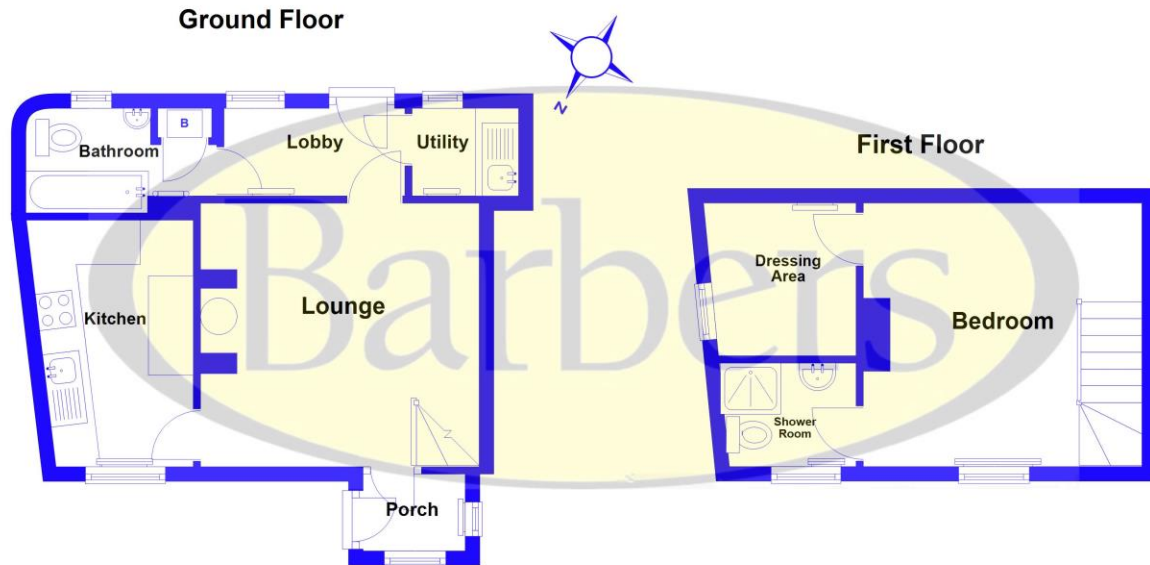
METHOD OF SALE

Traditional Method of Auction

WE34827.190124

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.



This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software
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19 Mannerley Lane, Overdale, Telford

All measurements quoted are approximate:

LOUNGE 11' 8" x 10' 5" (3.56m x 3.18m) plus recess in addition

KITCHEN 11' 0" x 7' 5" (3.35m x 2.26m) max.

REAR HALL 8' 4" x 3' 9" (2.54m x 1.14m)

UTILITY ROOM 4' 8" x 3' 9" (1.42m x 1.14m)

BATHROOM 9' 2" x 4' 7" (2.79m x 1.4m) max. into door recess

BEDROOM 12' 5" x 12' 0" (3.78m x 3.66m) max. measurements

NURSERY 8' 3" x 6' 5" (2.51m x 1.96m)

SHOWER ROOM 7' 3" x 4' 6" (2.21m x 1.37m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales			EU Directive 2002/91/EC

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



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.