



Helping *you* move



143 Wrexham Road, Whitchurch, SY13 1JF

Starting Bid

£135,000

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

A spacious three bedroom detached bungalow in need of significant improvement, with established gardens, driveway and single garage, situated in a popular location on the fringe of Whitchurch and offered for sale with NO UPWARD CHAIN.

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Overview

- Spacious Detached Bungalow
- Three Bedrooms
- FOR SALE BY MODERN AUCTION
- In Need of Significant Improvement
- Cash Buyers Only
- Lounge, Dining Room
- Master En Suite
- Shower Room
- Kitchen
- Mature Gardens to Front and Rear
- Driveway , Single Garage
- EPC D, Council Tax Band D



******FOR SALE BY MODERN AUCTION****** Located on the edge of the popular market town of Whitchurch, this spacious three bedroom detached bungalow is in need of significant improvement yet offers a fantastic opportunity for those looking to put their own stamp on a property and create their ideal living space. It has great potential and offers good size accommodation comprising an Entrance Hall, generous Lounge, Kitchen and adjoining Dining Room, Three Bedrooms including the Master Bedroom with built in wardrobes and En Suite and there is also a separate Family Shower Room. Outside, the property boasts a generous driveway leading to a detached single garage, ensuring ample parking. Established front and rear gardens provide a lovely outdoor space to enjoy, with plenty of room for landscaping projects or simply unwinding. This bungalow presents a wonderful opportunity to create a personalised home in a popular location. Don't miss your chance to unlock its full potential!

AUCTIONEERS NOTES

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

Standing in a popular location close to the town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. 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 16 to 22 miles approximately.

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. Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: whitchurch@barbers-online.co.uk



DIRECTIONS

From the town proceed onto Wrexham Road. Continue on past the turnings for Thompson Drive and Belton Road, proceed and the property can be found after a short distance on the right hand side.

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

METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

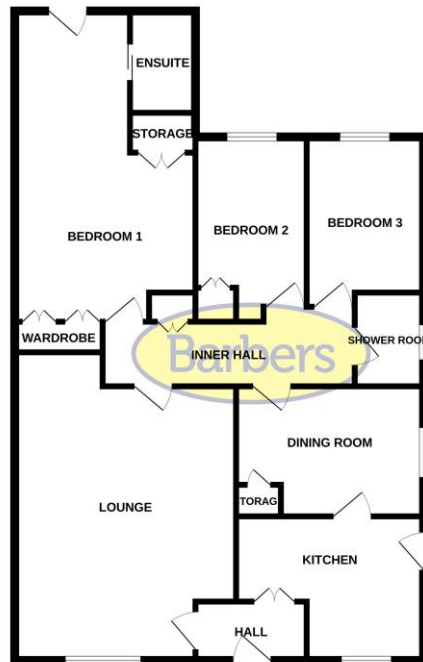
To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

AGENTS NOTE

We are advised that this property has restrictive covenants. Please contact our office for more information.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 for 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 02022

LOUNGE

19' 2" x 14' 9" (5.84m x 4.5m)

DINING ROOM

12' 8" x 8' 9" (3.86m x 2.67m)

KITCHEN

12' 6" x 9' 8" (3.81m x 2.95m)

MASTER BEDROOM

20' 1" x 9' 9" (6.12m x 2.97m)

BEDROOM TWO

12' 4" x 8' 3" (3.76m x 2.51m)

BEDROOM THREE

12' 4" x 8' 9" max (3.76m x 2.67m)

SHOWER ROOM

6' 3" x 5' 7" (1.91m x 1.7m)

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

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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.