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## 21 Allscott, Nr. Wellington

For Sale by Modern Method of Auction – Cash Offers Only.

Situated in the highly desirable, semi-rural locality of Allscott, this Three Bedroom Semi-Detached Cottage provides period features throughout and has generously proportioned gardens and a Detached Garage.

Starting Bid

**£160,000**



# 21 Allscott, Nr. Wellington, Telford, Shropshire, TF6 5EG.

## Overview

- Modern Method of Auction
- Subject to an undisclosed reserve
- Reservation Fee Payable
- T's & C's Apply
- Charming Semi-Detached Cottage
- Lounge and Conservatory
- Kitchen / Diner, Appliance Room
- Three Bedrooms
- GF Bathroom, FF Shower Room
- Garage and driveway parking
- Gardens to front, side and rear
- Double Glazing, EPC F, Council Tax D



## Auction Details

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/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. 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

Cash offers only - This charming Semi-Detached Cottage retains a wealth of character features throughout and provides deceptively spacious accommodation. Entering into the enclosed vestibule area with waving windows to the sides and arch into the main body of the Hall - off to the left is the Lounge which overlooks the front garden and has a feature fireplace (the fires have not been checked). The Dining Kitchen has a dual aspect to the front and rear with feature Inglenook housing an attractive Aga (not checked); to the Kitchen area you will find a good range of drawers, base and wall mounted units with complementary working surfaces, decorative shelving, display cupboards, inset hob and 1.5 bowl sink unit. The Conservatory is accessed from the Dining Area and has views over the surrounding gardens.

From the Kitchen a door provides access into the Kitchen appliance room where you will find an eye-level double oven, fridge / freezer, dishwasher and washing machine; rear entrance door and window along with an under stairs cupboard and door providing access into the ground floor Bathroom with three piece suite. Stairs ascend to the first floor Landing where you will find Three Bedrooms and a further Landing area with glazed door out to a Balcony. There is a Shower Room with four piece suite.

Externally, the property is approached over a generous driveway which leads to a Detached Garage with additional parking area / static caravan parking (one in situ) and additional outbuilding behind. A lawned garden area lies to the rear with feature decked area with Summerhouse including a hot tub (not tested); steps descend to a lower patio area providing access into the property. To the front and side there are established shrubs.

There is spray foam insulation within the roof space.

#### Location

Situated in the village of Allscott which is approximately 3 miles distant from the traditional market town of Wellington and under quarter of a mile of the newly built development of Allscott Meads, with its recently built Primary School and a range of business / retail units currently under construction. The property is ideally located for access to both Telford and Shrewsbury as well as the M54, providing an easy commute to the West Midlands. As well as the local facilities and sports clubs, there are nearby walks, ideal for dog walkers or families to explore.



#### 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 D

#### SERVICES

We are advised that mains water and electricity are available. Heating by way of an oil system. Drainage is to a private septic tank. 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Wellington proceed along Admaston Road towards the Village of Admaston. Upon entering Admaston turn left at the crossroads onto Station Road (B4394) and follow this road for approx. 2 miles into the Village. At the Plough Public House turn right onto Rushmoor Lane and no.21 will be found a short way along on the right hand side.

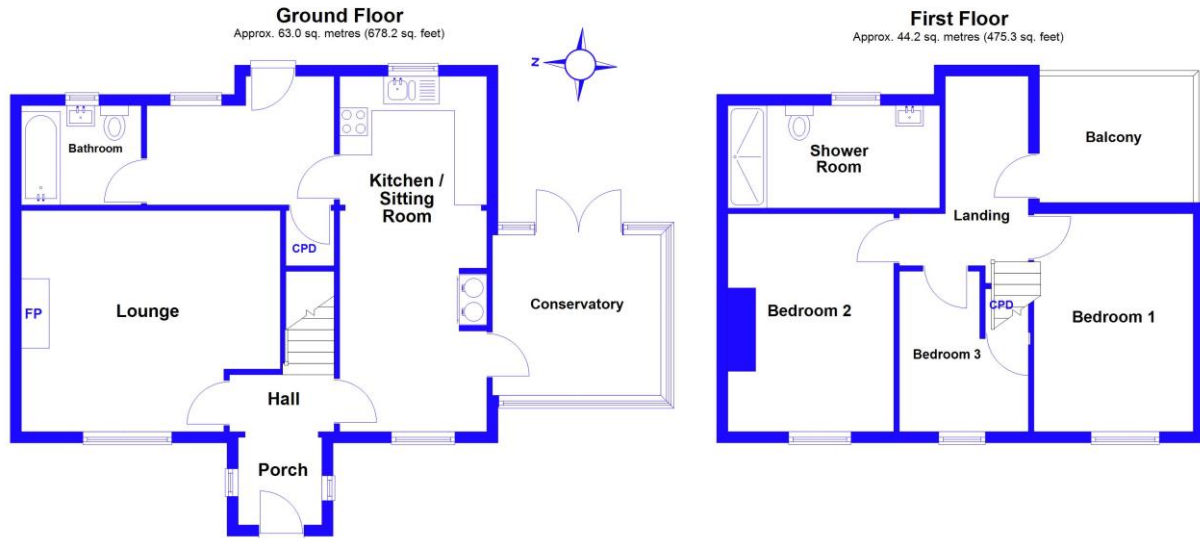
#### METHOD OF SALE

For Sale by Modern Method of Auction

WE39199.261125

**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





Total area: approx. 107.2 sq. metres (1153.5 sq. feet)

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

21 Allscott, Telford

All measurements quoted are approximate:

**LOUNGE 14' 7" x 13' 9" (4.44m x 4.19m) max. (11' 9" 3.58m min.)**

**DINING KITCHEN 21' 5" x 8' 6" (6.53m x 2.59m)**

**CONSERVATORY 10' 9" x 9' 4" (3.28m x 2.84m)**

**APPLIANCE KITCHEN 10' 1" x 5' 8" (3.07m x 1.73m) min.**

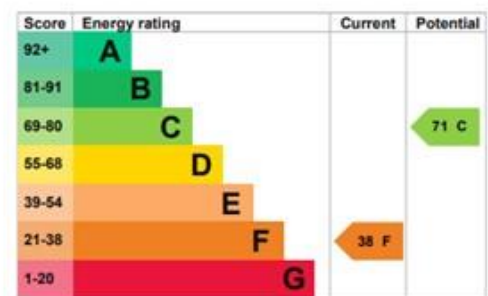
**BATHROOM 7' 4" x 5' 8" (2.24m x 1.73m)**

**BEDROOM ONE 13' 0" x 8' 9" (3.96m x 2.67m)**

**BEDROOM TWO 13' 0" x 8' 7" (3.96m x 2.62m)**

**BEDROOM THREE 9' 7" x 5' 5" (2.92m x 1.65m) min.**

**SHOWER ROOM 11' 2" x 5' 8" (3.4m x 1.73m)**



## 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)

**Barbers**

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.