



Helping *you* move



15 Newport Road, Market Drayton, TF9 2AP

Two Bedroom Mid-Terraced Cottage with the most wonderful Rear Garden that requires Renovation throughout. No Upward Chain. Offered through the Modern Method of Auction.

Auction Guide Price

£165,000

Overview

- Two Bedroom Mid-Terraced Cottage with a Large Rear Garden
- Requires Updating Throughout
- Modern Method of Auction, T&Cs Apply, Subject to Buyers Fee
- Hall, Lounge with Open Fire, Kitchen and Conservatory
- Two Double Bedrooms, Bathroom, Loft Space
- Garden with Woodland area and Small Paddock potential
- Council Tax Band - B, Energy Rating - F



Brief Description

Requiring updating throughout, the property is offered to the market via the Modern Method of Auction. To the ground floor, the accommodation includes a Dining Hall, a cosy Lounge with open fire, a Kitchen, and a Conservatory. Upstairs are two Double Bedrooms, a Bathroom, and access to a useful Loft Room, ideal for storage or potential further use (subject to regulations).

One of the standout features is the extensive rear Garden, offering a rare sense of space with pathways leading through lawned and woodland-style areas-perfect for nature lovers, keen gardeners, or those looking to create an outdoor retreat. Externally, the property also benefits from a Garage and off- road Parking.

Location

Woodseaves is a rural hamlet located on the A529 between Market Drayton and Hinstock. Hinstock has a General Store with Post Office, Primary School, sports clubs, community Pub, Village Hall and Church.

Market Drayton has a much bigger range of shops and amenities, with a number of supermarkets, local shops, a weekly street market, doctors' surgery, dentists, schools, restaurants, pubs and sporting facilities.

Shrewsbury, Telford, Newcastle-under-Lyme, Newport & Whitchurch are all in commutable distance.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains electricity is available, with private well water (the pump is in the conservatory) and a septic tank shared with No 14. 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.

LOCAL AUTHORITY: Shropshire Council

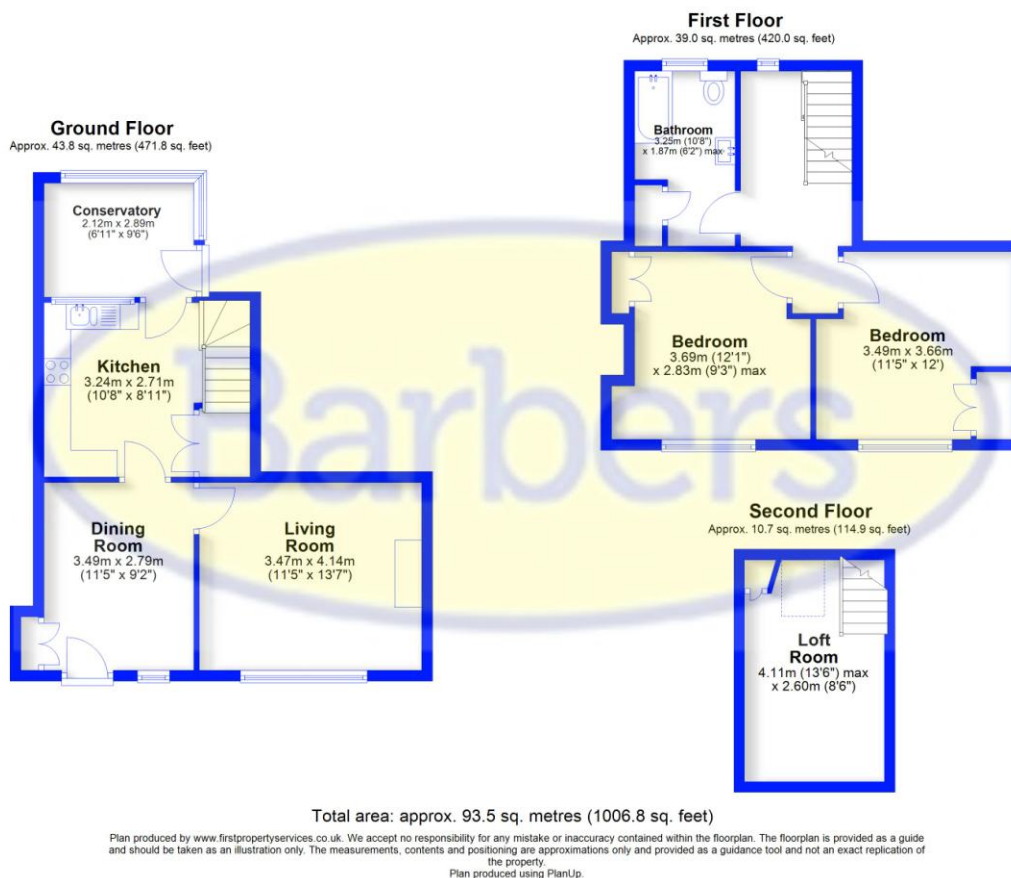
TENURE: We are advised that the property is Freehold.



DIRECTIONS: From Market Drayton take the A529 towards Hinstock and, after approximately 500 yards after The Four Alls Pub, the property is on your right and can be identified by our For Sale sign. It's the middle one of a terrace of three cottages, and the parking is to the right of the row.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. 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. 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.



MODERN METHOD OF AUCTION: This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction.

The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyer's solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance.

Upon dose of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change.

Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. (Reservation Fee is in addition to the final negotiated selling price.) I Am Sold Ltd - telephone: 0121 366 0539 or email: enquiries@iam-sold.co.uk

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: 01630 653641**

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.

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