



## The Coppey, Little Green, Bronington, SY13 3HQ

Don't miss out on this detached bungalow occupying a good size plot in a lovely rural location. It does require updating and part of it is of a non-traditional construction, but it has so much potential and is an ideal investment opportunity.

Starting Bid

**£150,000**

### Overview

- Detached Bungalow
- Rural Location
- Requires Updating
- Two Bedrooms
- Three Reception Rooms
- Loft Room
- Generous Gardens
- Driveway and Detached Garage
- For Sale by Modern Method of Auction-T&C's Apply
- Subject to an Undisclosed Reserve Price
- Reservation Fee Applicable



*"This is an excellent opportunity to purchase a spacious detached bungalow occupying a good size plot in a lovely rural location. It does require updating and part of it is of a non-traditional construction, but it has so much potential and is an ideal investment opportunity. The accommodation comprises Entrance Hall, Sitting Room, Lounge, Dining Room, Kitchen, WC, Two Double Bedrooms, Shower Room and Loft Room. A spacious driveway and single detached garage provide plenty of off road parking and there are lawned gardens to both the front and rear."*

#### 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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. **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

The property is situated in a lovely rural location close to the village of Bronington which benefits from a village store and a highly regarded primary school. Whitchurch is approximately 3.5 miles away and is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three 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, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 11 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

Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

## SERVICES

We are advised that mains electricity and water are available. Oil fired central heating. Private drainage. 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.

## 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

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

## HOW TO FIND THIS PROPERTY

From Whitchurch proceed towards Wrexham along the A525. After approximately 3 miles turn left signposted Little Green and Bronington. Continue along this road and the property can be found after a short distance on the right hand side just after Happy Days Coaches depot.

## VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

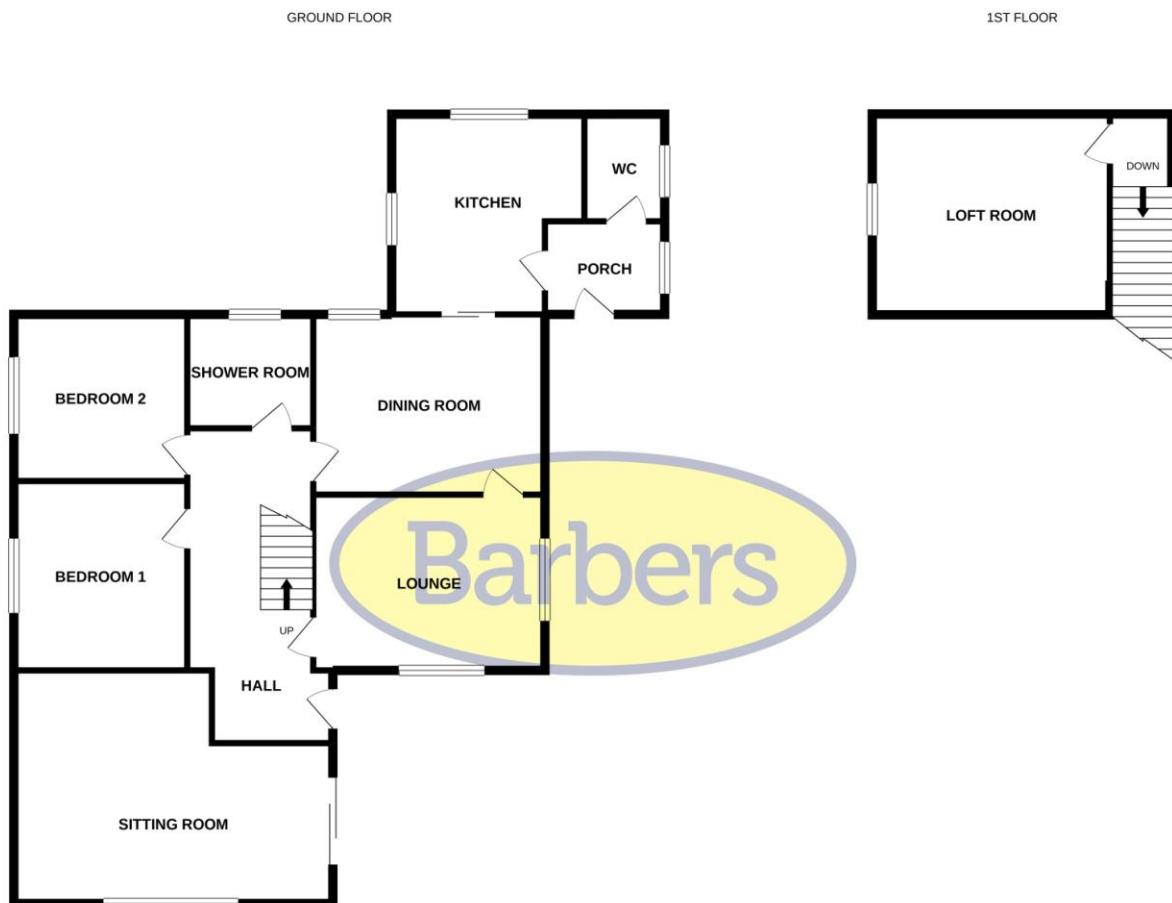
## AML REGULATIONS

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

## METHOD OF SALE

For Sale by Modern Method of Auction

WH20242 02032021



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 ©2021

#### SITTING ROOM

19' 0" x 14' 9" (5.79m x 4.5m) max

#### KITCHEN

12' 7" x 11' 7" (3.84m x 3.53m)

#### SHOWER ROOM

6' 7" x 6' 1" (2.01m x 1.85m)

#### LOUNGE

15' 1" x 10' 4" (4.6m x 3.15m)

#### BEDROOM ONE

12' 3" x 10' 4" (3.73m x 3.15m)

#### LOFT ROOM

14' 3" x 8' 3" (4.34m x 2.51m)

#### DINING ROOM

14' 3" x 10' 2" (4.34m x 3.1m)

#### BEDROOM TWO

10' 6" x 10' 4" (3.2m x 3.15m)

## 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!

#### BRANCH NAME

Branch Address | Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@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.