



Helping *you* move



67 Fieldhouse Drive, Muxton

For Sale by Modern Method of Auction. A Three Bedroom Detached House on a corner plot position, located in the popular residential area of Muxton. The online auction closes at 1pm on 31st August 2023

Starting Bid

£135,000

67 Fieldhouse Drive, Muxton, Telford, TF2 8PS.

Overview

- Modern Method of Auction
- Subject to an undisclosed reserve
- Reservation Fee Payable
- T's & C's Apply
- Detached House
- Corner Plot Position
- Lounge, Dining Room
- Kitchen, Utility / Cloaks
- Three Bedrooms
- Shower Room
- Gas CH, Double Glazing
- EPC E. Council Tax A



Auction Details

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.

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 Details

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

Offered for sale with no upward chain, this Detached House is situated on a good corner plot position, gas central heating and double glazing. Entering the property into a small enclosed Entrance Porch with door into the small Reception Hall with stairs to the first floor, windows and opening into the Lounge with picture window to the front and feature fireplace with electric fire. Glazed double doors open into the Dining Room which has a large picture window to the rear garden and door leading into the Kitchen.

The Kitchen is in two parts - the first part has an under stairs storage cupboard; range of base and wall mounted units, complementary working surfaces and a free standing cooker. An opening with step down into the further kitchen area with base units and inset sink, two windows to the rear garden and door providing side access. A door leads into a Utility Cloakroom with toilet, wall cupboard and space for two appliances; window to the side and internal door to the garage.

Stairs ascend to the first floor Landing with window to side, access to loft space and cupboard housing the boiler. The Shower Room has a three piece suite and window to rear. Bedroom One overlooks the front and has a range of built-in wardrobes; Bedroom Two overlooks the rear and Bedroom Three is on the front with a small stair-head.

Externally, the property has a lawned front garden and is approached over a block paviour driveway leading to the attached garage with adjacent side access into a paved area providing suitable hard standing for shed / bins etc. The rear garden is predominantly laid to lawn.

We have been advised that the property has previously been underpinned. Buyers are advised to seek financial advice as this may affect the lending on this property.



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.

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

Proceeding along the New Trench Road (A518) towards Newport, at Donnington Roundabout (Clock Tower) turn right into School Road and at the mini roundabout proceed straight over then take the second left into Fieldhouse Drive; follow the road around and the property will be found on the left hand side close to the turning for Stanall Drive.

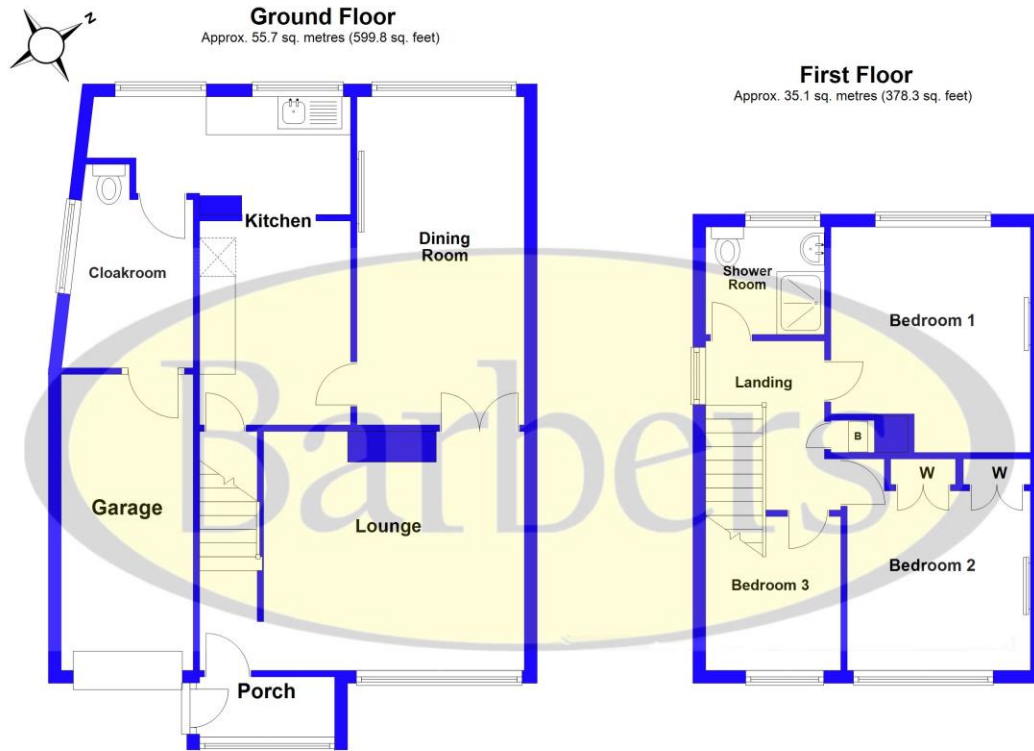
METHOD OF SALE

Modern Method of Auction

WE32880.170823

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.



Total area: approx. 90.9 sq. metres (978.1 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
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All measurements quoted are approximate:

LOUNGE 13' 3" x 12' 2" (4.04m x 3.71m) max.

DINING ROOM 16' 9" x 8' 6" (5.11m x 2.59m)

KITCHEN 10' 0" x 7' 5" (3.05m x 2.26m)

FURTHER KITCHEN AREA 14' 5" x 5' 3" (4.39m x 1.6m) max.

UTILITY / CLOAKS 7' 5" x 3' 2" (2.26m x 0.97m) L shaped

BEDROOM ONE 10' 8" x 9' 5" (3.25m x 2.87m)

BEDROOM TWO 10' 5" x 9' 4" (3.18m x 2.84m)

BEDROOM THREE 7' 9" x 6' 6" (2.36m x 1.98m)

SHOWER ROOM 6' 0" x 5' 4" (1.83m x 1.63m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	55	
(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.