



Helping *you* move



## 55 Trinity Road, Dawley

For Sale by Modern Method of Auction. No upward chain, this three Bedroom Semi-Detached House requires modernisation throughout.

Starting Bid

**£108,500**



# 55 Trinity Road, Dawley, Telford, TF4 3EN

## Overview

- Modern Method of Auction
- Subject to undisclosed reserve
- Reservation Fee Payable
- T's and C's apply
- Semi-Detached House
- Ideal Renovation Project
- Lounge / Diner, Kitchen
- Cloakroom, Three Bedrooms
- Bathroom with Four piece suite
- Driveway Parking
- Gardens to front & rear
- Gas Central Heating, DG
- Freehold EPC C Council Tax A



## 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 will pay £300 inc VAT for this pack.

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 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 is a superb opportunity for a buyer wishing take on a modernisation project. The property is approached over a paved pathway with step up to the front entrance door opening into the Hall. A door opens into the Cloakroom with two piece suite. The Kitchen overlooks the front and has a range of base and wall mounted units, space and provision for a washing machine and tumble dryer, built-in oven with gas hob and extractor over. The Lounge / Diner overlooks the rear garden with a single door, French door and side glazed panels, under stairs cupboard.

Stairs ascend to the first floor Landing with access to loft space. There are three Bedrooms and a Bathroom with four piece suite including a walk-in shower enclosure. The property is of timber frame construction and has gas central heating and double glazing.

Externally, the property is approached over a paved pathway with adjacent lawned garden and driveway to the side which in turn leads through double gates and carries on to the rear garden - laid predominantly to lawn with a paved patio areas.

### Location

Situated in the established residential locality of Dawley close to a range of shops in the neighbouring area of Little Dawley and convenient for the range shops in Dawley Centre and education facilities including Phoenix Academy. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.



### 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](mailto:wellington@barbers-online.co.uk)

### DIRECTIONS

From Wellington proceed along the Dawley Road to the Heath Hill roundabout take the 3rd exit into Springhill Road which then joins into Finger Road, at the mini roundabout continue straight ahead into Southall Road and then take your first right into Southall / Holly Road, after the Church take the second turn on your right into Trinity Road and the property will be found almost at the end of the road on the left hand side.

### METHOD OF SALE

Modern Method of Auction

WE33705.171123

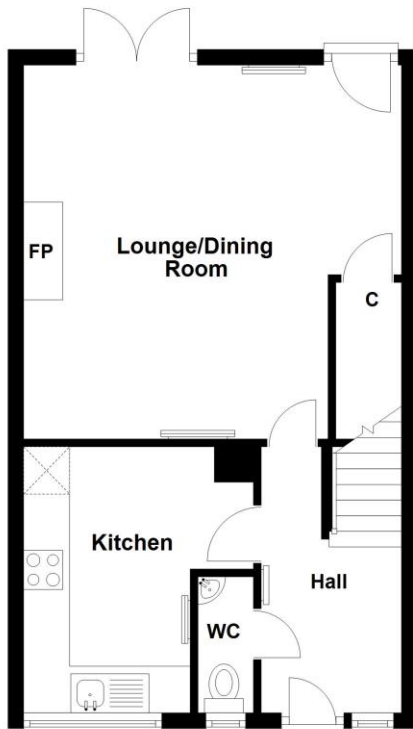
### AML REGULATIONS

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.



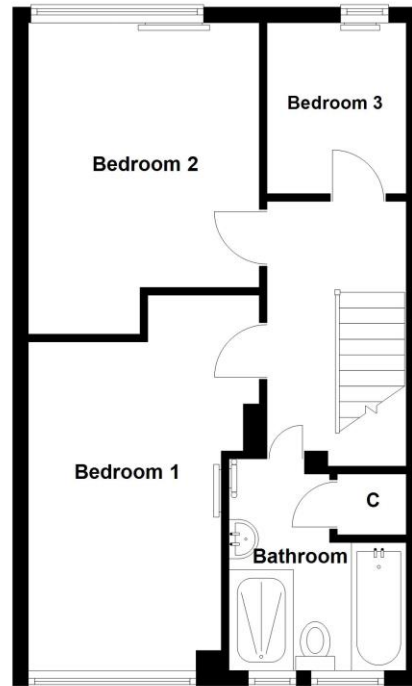
**Ground Floor**

Approx. 40.1 sq. metres (431.3 sq. feet)



**First Floor**

Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 80.1 sq. metres (862.6 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

**All measurements quoted are approximate:**

**CLOAKROOM** 5' 7" x 2' 4" (1.7m x 0.71m)

**KITCHEN** 11' 1" x 7' 0" (3.38m x 2.13m)

**LOUNGE / DINER** 15' 9" x 15' 6" (4.8m x 4.72m) max. L shaped room

**BEDROOM ONE** 15' 0" x 8' 11" (4.57m x 2.72m) max.

**BEDROOM TWO** 13' 0" x 9' 7" (3.96m x 2.92m) max.

**BEDROOM THREE** 7' 1" x 5' 9" (2.16m x 1.75m)

**BATHROOM** 8' 2" x 7' 6" (2.49m x 2.29m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

A copy of the Full EPC is available upon request

**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)



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.