



Helping *you* move



The Old Coach House, Welshampton, SY12 0PG

Auction Starting Bid

£215,000

FOR SALE BY MODERN AUCTION. A two bedroom detached cottage set on a good size plot in the popular village of Welshampton. In need of modernisation but with so much potential to become a lovely home. NO CHAIN.

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Overview

- Detached Two Bed Cottage
- For Sale by Modern Auction*
- Popular Village Location
- Requires Modernisation
- Two Reception Rooms
- Kitchen, Bathroom
- Good Size Plot With Outbuilding
- Ample Parking Space
- No Upward Chain
- EPC G, Council Tax Band E
- *T&C's apply



Location

The property is situated in the village of Welshampton which benefits from a highly regarded primary school. Whitchurch is approximately 8 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, four 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 market town of Ellesmere is approximately 3 miles away and is famed for its location next to 'The Mere', one of nine glacial meres or shallow lakes in the local area. Ellesmere has requirements for daily living including a weekly market, primary and secondary schools and the renowned Ellesmere College. The larger Centres of Oswestry, Shrewsbury and Wrexham are between 8 and 16 miles approximately.

Brief Description

Offered for sale with no upward chain, this two bedroom detached cottage is in need of modernisation but has so much potential and is ideal if you are looking for a property that you can put your own stamp on. It is set on a good size plot in the popular village of Welshampton which has a highly regarded primary school and a local inn. The accommodation comprises Lounge, Dining Room, Kitchen, Bathroom and Two Double Bedrooms. Externally, there is ample parking space for several vehicles along with a useful brick built outbuilding.



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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 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.

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

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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.

DIRECTIONS

From Whitchurch take the A525 towards Wrexham, after approximately 2 miles, turn left onto Ellesmere Road, continue for approximately 6 miles into Welshampton, continue through the village and the entrance to the property can be found on the left hand side shortly after the primary school.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: whitchurch@barbers-online.co.uk

PROPERTY INFORMATION

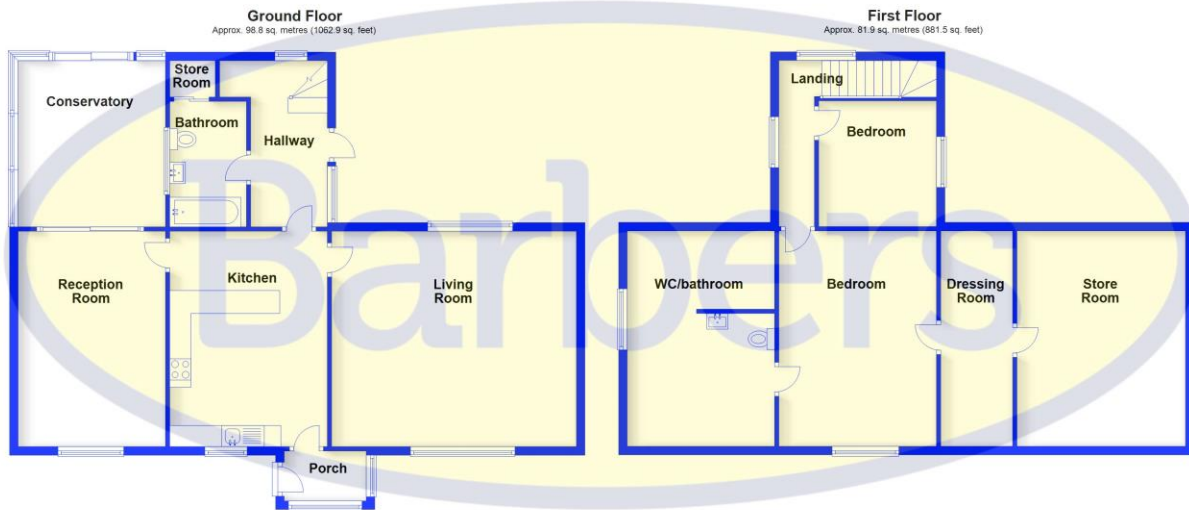
We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

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

METHOD OF SALE

For Sale by Modern Auction.



Total area: approx. 180.6 sq. metres (1944.5 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

LOUNGE

19' 0" x 16' 1" (5.79m x 4.9m)

DINING ROOM

16' 6" x 11' 3" (5.03m x 3.43m)

KITCHEN

13' 3" x 12' 1" (4.04m x 3.68m)

BATHROOM

9' 8" x 5' 8" (2.95m x 1.73m)

BEDROOM ONE

17' 6" x 12' 4" (5.33m x 3.76m)

BEDROOM TWO

9' 7" x 9' 0" (2.92m x 2.74m)

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: 01948 667272

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Email: whitchurch@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.