



Helping *you* move



Greenfields Kennels, Chapel Lane, Bronington, SY13 3HR

****FOR SALE BY MODERN AUCTION****

A three bedroom semi-detached house situated in a rural location on the edge of Bronington village, in need of complete renovation and set on a large plot with outbuildings and substantial gardens.

Starting Bid

£225,000

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Overview

- Three Bedroom Semi-Detached House
- For Sale by Modern Auction*
- Rural Edge of Village Location
- Requires Complete Renovation
- Two Reception Rooms
- Large Plot with Outbuildings
- Off Road Parking
- *T&C's apply
- No Upward Chain
- EPC G
- Council Tax Band E



FOR SALE BY MODERN AUCTION

Situated in a rural location on the edge of Bronington village, this three bedroom semi-detached house requires significant renovation but has so much potential and offers a fantastic opportunity for those who have the ability and desire to create their dream home. Standing on a large plot of approximately 0.42 acres with substantial gardens, off road parking and outbuildings, the accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen ground floor Bathroom and Three Bedrooms. Situated on the rural fringe of the Bronington, this property benefits from the tranquility of the countryside while still being within easy reach of the village. For those needing to commute, it provides straightforward access to major roads, connecting you to nearby towns and cities.

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 4.5% 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.

Your **Local** Property Experts
01948 667272



LOCATION

The property is situated in a lovely location on the edge of the village of Bronington which benefits from a highly regarded primary school. Whitchurch is 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, 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 larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 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

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



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch take the A525 towards Wrexham then turn left on the A495 signed Ellesmere. Continue for approximately 2 miles into Bronington, take the left hand turn into Chapel Lane, proceed then take the next right hand turn where the property can be found after a short distance on the right hand side.

SERVICES

We are advised that mains electricity and water are available. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.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.

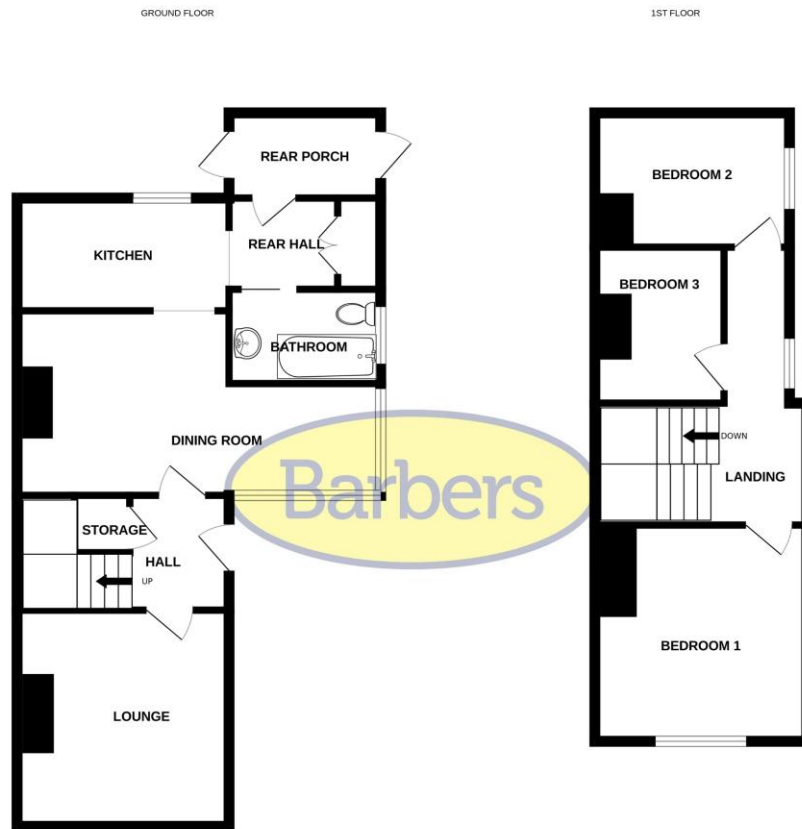
METHOD OF SALE

For Sale by Modern Auction.

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.

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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.
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LOUNGE
11' 8" x 11' 7" (3.56m x 3.53m)

DINING ROOM
19' 7" x 10' 0" (5.97m x 3.05m) max

KITCHEN
11' 3" x 6' 0" (3.43m x 1.83m)

BATHROOM
6' 9" x 5' 2" (2.06m x 1.57m)

BEDROOM ONE
12' 0" x 11' 7" (3.66m x 3.53m)

BEDROOM TWO
11' 3" x 7' 4" (3.43m x 2.24m)

BEDROOM THREE
8' 6" x 7' 9" (2.59m x 2.36m)

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

34 High Street, Whitchurch, SY13 1BB

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Email: 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.