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83 Woodhill Road, Highley, Bridgnorth, Shropshire WV1 6 6HU Starting Bid £100,000

FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £100,000 PLUS RESERVATION FEE Semi-detached home enjoying a corner plot, requiring updating and improvement throughout. Available with no upward chain. Energy Rating E



| Bridgnorth Office | Tel: 01746 767488 |

Woodhill Road is conveniently situated for access to the village centre and amenities and enjoys a distant view from the front elevation of the property over the rolling Shropshire countryside.

Requiring updating and improvement throughout.

The property comprises the following accommodation (measurements are provided for identification only):

Reception Hall - Radiator.

Sitting Room - An attractive room with feature decorative fireplace. Exposed wooden flooring. Picture rail. Bay window. Radiator.



Dining Room - Feature decorative fireplace with coal effect gas fire. French doors to rear. Under stairs storage cupboard. Window. Radiator.



Kitchen - Fitted with a matching range of wall and base units of cupboards and drawers. Ample work surfaces. Kenwood six ring gas hob and stainless steel extractor hood. Stainless steel sink and drainer. Part tiled walls. Tiled floor. Window. Door to outside.



From the Reception Hall a staircase rises to the

First Floor Landing - Window. Airing Cupboard with Worcester gas central heating boiler and slatted shelving.



Bedroom One - Built in bedroom furniture. Radiator. Window with view.



Bedroom Two - Radiator. Window. Access to Loft Space.



Bedroom Three - Feature decorative fireplace. Window with view. Radiator.

Bathroom - Fitted with a white suite of panelled bath with vintage style shower attachment. Pedestal wash hand basin. Low flush WC. Window. Vinyl flooring.

Outside - The property enjoys a corner plot with a raised lawn and patio area with decking. There is also off street parking.

Agent's Note - The seller informs us that there are 893 years remaining on the lease with an annual ground rent of £10 per annum.

Terms & Conditions of Modern Day Auction - This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. (Reservation Fee is in addition to the final negotiated selling price.)

I Am Sold Ltd - telephone: 0121 366 0539 or email: enquiries@iam-sold.co.uk or www.iamsold.co.uk

SERVICES: We are informed that the property is connected to mains electricity, gas, water and drainage

HEATING: Gas fired central heating

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band B

TENURE: We are informed that the property is of leasehold Tenure.

DIRECTIONS: From the agent's offices proceed by means of the B4555 to Highley. On entering the village proceed towards the village centre and the property will then be found on the left hand side, just before the turning onto Beech Street, and will be identified by a 'For Sale' board.

VIEWING: By appointment through selling agents – McCartneys LLP: 01746 767488

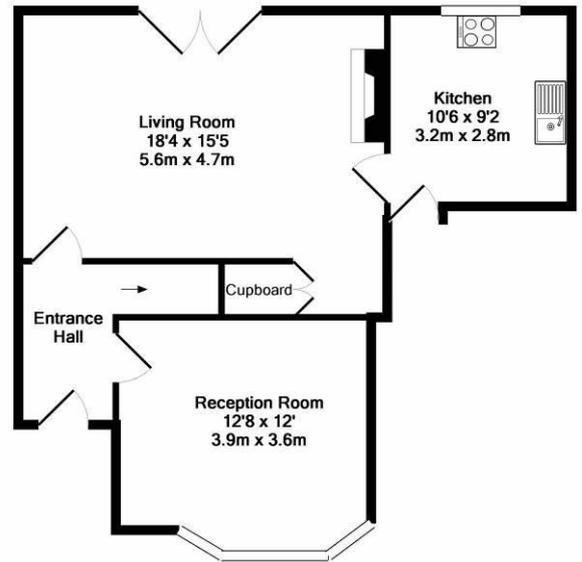
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Details Last Updated: Wednesday, 24 July 2019

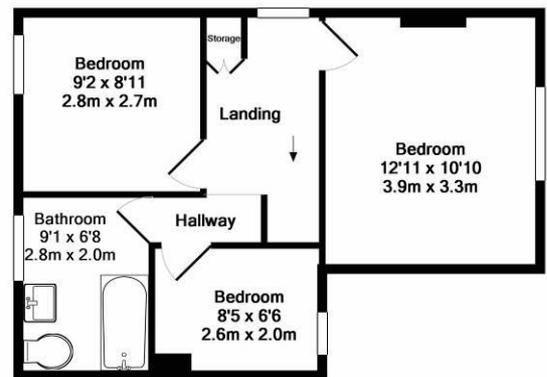
NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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MCCARTNEYS LLP
REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. **REGISTERED NO:** OC310186



Ground Floor
 Approx. Floor Area 546 Sq.Ft. (50.7 Sq.M.)



1st Floor
 Approx. Floor Area 410 Sq.Ft. (38.1 Sq.M.)

Total Approx. Floor Area 956 Sq.Ft. (88.8 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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For further information please contact your local chartered surveyor:

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