

4 bed detached bungalow to buy

Upper Pool Hill, Dawley, Telford,
Shropshire, TF4 3AN

£235,000 Starting Bid

x 4 x 2 x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- HOUSE IN MULTIPLE OCCUPATION FOR SALE (HMO)
- STRONG INVESTMENT
- 4 DOUBLE BEDROOMS
- EPC Rating C

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Courtney Downing Estates are pleased to offer this substantial four-bedroom detached bungalow, currently operating as a fully occupied HMO and producing approximately £1,900 per calendar month.

Set within a particularly generous plot, the property combines established rental income with excellent longer-term potential and will appeal to investors looking for a ready-made income-producing asset with scope to add further value.

The bungalow offers spacious accommodation arranged over one level and is currently configured for HMO use. Its present layout provides four bedrooms together with the communal and ancillary space required for its current use.

Externally, the property is a real feature. The bungalow sits within extensive gardens with a large amount of surrounding space, together with off-road parking and a detached garage. The aerial photographs really highlight the size and shape of the plot, which offers a degree of privacy rarely found with this type of investment property.

The gardens are well established and enjoy open aspects, creating a pleasant setting for the property and its occupants.

Given the overall size of the site, there may also be scope for future reconfiguration or development,

subject of course to the necessary planning permissions and consents. Buyers should make their own

enquiries regarding any development potential.

With the benefit of existing tenants, an approximate rental income of £1,900 PCM, a substantial plot and

further potential for the future, this represents an interesting opportunity for investors looking for both

immediate income and longer-term growth.

Viewing is highly recommended to fully appreciate the size of the accommodation, the extent of the plot and

the opportunity on offer.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as `The Auctioneer`.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being

shared between both any marketing agent and The Auctioneer in order that all matters can be dealt

with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a Starting Bid` or Guide Price` and is accompanied by a Reserve Price`. The Reserve Price` is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the Guide Price` / Starting Bid`. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold

prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers` obligations and sellers`

commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional CommentsIn order to secure the property and ensure commitment from the seller, upon exchange of contracts

the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc

VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £235,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Timber frame

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Entrance Porch

Side and front facing double glazed window, glass door to sitting room.

Living Room

4.57m x 3.33m

Double radiator, door to hallway.

Hallway

Doors to bedroom 1,2,3 and 4, doors to bathroom 1 and 2 and the door to kitchen.

Kitchen

4.62m x 2.75m

Range of wall and base units, sink and drainer with mixer tap, space for gas appliance, boiler, work surfaces, rear facing double glazed window, door to conservatory, tiles to splash area.

Bedroom 1

4.71m x 3.02m

Front and side facing double glazed windows, double radiator.

Bedroom 2

282m x 2.77m

Rear facing double glazed window, double radiator, doors to wardrobe.

Bedroom 3

3.84m x 2.53m

Front facing double glazed window, double radiator, door to storage.

Bathroom

Shower cubicle with thermostatic shower set, low flush WC, sink and vanity with mixer tap, tiles to splash area, rear facing double glazed window.

Bathroom 2

Shower cubicle with electric shower set, low flush WC, sink and pedestal with mixer tap, heated towel rack, tiles to splash area, rear facing double glazed window.

Conservatory

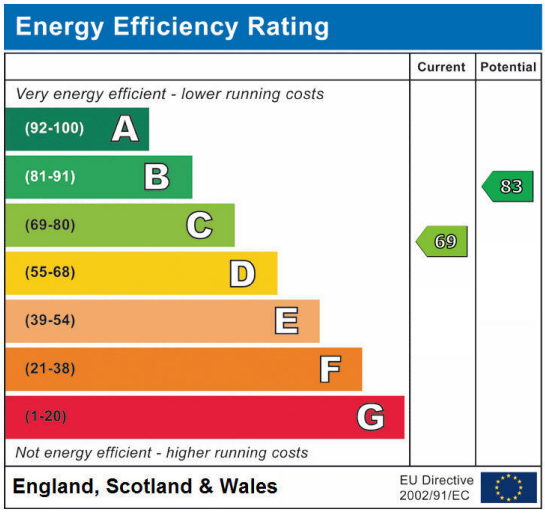
3.01m x 1.57m

Rear facing double glazed windows, plumbing for washing machine, side facing door to garden.

Garden

The property has a large, well-kept garden that offers plenty of space for tenants to enjoy. It features a tidy lawn, mature plants, and beautiful open views across the countryside. The garden is peaceful and private, making it a great spot to relax. The size of the garden also gives potential for future development, subject to planning.





Upper Pool Hill, Dawley, Telford, Shropshire, TF4 3AN

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.