



3 bed detached bungalow to buy

New Street, St. Georges, Telford,
Shropshire, TF2 9AL

£140,000 Starting Bid

 x 3  x 1  x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Detached Bungalow
- ✓ Two/ Three Bedrooms
- ✓ EPC Rating E

Key Information

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

Arrange a viewing

Joe Nicholson
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Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Set within a generous plot in a sought-after residential location, this detached bungalow presents a rare opportunity for buyers looking to refurbish or reconfigure a property to their own taste and requirements.

With so much on offer and heaps of potential for personalisation, an early viewing is highly recommended to fully appreciate this promising bungalow.

Upon approach, the bungalow features it's own garage and off street parking —ideal for convenience and everyday practicality. Once inside, you will discover a bright layout, including a large lounge, two generous bedrooms and a wet room. While in need of modernisation, the property lends itself perfectly to buyers eager to create their dream home, benefiting from its detached status and versatile footprint.

For leisure and recreation, the property is within easy reach of the picturesque Granville Country Park, offering beautiful woodlands and walking trails. The Telford Town Park, just a short drive away, provides year-round attractions, landscaped gardens, and activity centres. Commuters will value the excellent road links via the M54 and a range of reliable bus services close by.

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. *Maximum measurements are taken at the largest point of the room.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase.

While we make our sales details accurate and reliable, Foden Property does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

Auctioneers Additional Comments

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 Comments

In 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 7.2% 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 £140,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

ACCOMODATION

3.60m x 3.10m (11'9" x 10'2")

Front door leading into a good sized reception area

Lounge

6.10m x 3.20m (20'0" x 10'5")

With dual aspect double glazed windows in the corner of the room and a further double glazed window, a coal effect gas fire with tiled surround and wood effect mantle and a radiator

Kitchen

2.80m x 3.10m (9'2" x 10'2")

Double glazed window to the side, composite sink and drainer with a mixer tap, a range of units, mostly under counter, space for a free standing cooker and a radiator.

Utility

2.70m x 2.00m (8'10" x 6'6")

Side entrance reception space/ utility

Double glazed windows to the side and rear and a radiator

Hallway

With a loft hatch, and various storage cupboards, one housing the meters and RCD board.

Bedroom 1

3.40m x 3.60m (11'1" x 11'9")

With double glazed windows to the front and rear and a radiator

Bedroom 2

3.60m x 3.20m (11'9" x 10'5")

With a double glazed window to the rear, a radiator and a built in cupboard.

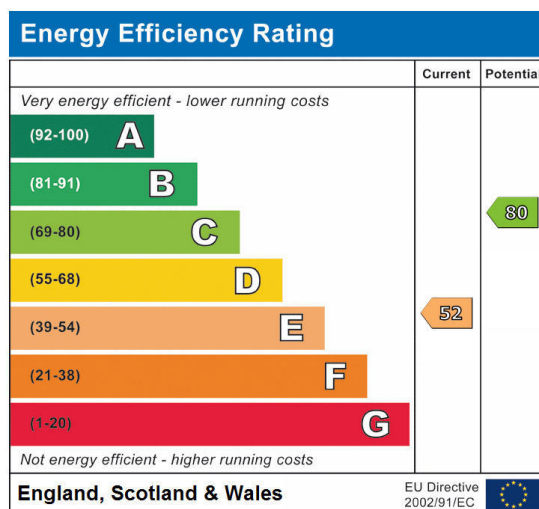
Wet Room

With a radiator, double glazed window to the rear, shower, WC and wash hand basin, and an extractor.

Outside

The property has low maintenance gardens to the front rear and side, providing a lot of space.

There is a garage accessed by its own driveway.



New Street, St. Georges, Telford, Shropshire, TF2 9AL

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

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