

7 Crowmere Green, Monkmoor, Shrewsbury, Shropshire,
SY2 5HU

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Auction Guide £115,000

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN and requiring modernisation throughout. This is a spacious and well-proportioned three bedroom semi-detached house. The property is situated within this popular and convenient residential location within close proximity to local amenities and within walking distance to the historic town centre of Shrewsbury. The accommodation briefly comprises the following: entrance hallway, lounge / diner, kitchen, ground floor bathroom, rear lobby, brick store, WC, first floor landing, three bedrooms, front and mature rear gardens, driveway, garage. Viewing is recommended.

The accommodation in greater detail comprises the following:

Auctioneer comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Part glazed wooden entrance door gives access to:

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Hallway

Having understairs storage cupboard, glazed window to front.

Door from hallway gives access to:

Lounge / diner

15'5 x 11'0

Having glazed window to front and rear, exposed wooden floorboards, radiator.

Door from hallway gives access to:

Kitchen

10'2 x 6'7

Having eye level and base unit, fitted sink, part splash surrounds, quarry tiled floor, radiator.

Door from kitchen gives access to:

Rear lobby

Having part glazed door giving access to the rear gardens and one useful brick store and WC.

Door from kitchen gives access to:

Bathroom

Having bath, wall-mounted wash hand basin, part tiled to walls, glazed window, quarry tiled floor.

From hallway stairs rise to:

First floor landing

Having glazed window to front, radiator, airing cupboard. Doors from first floor landing give access to three bedrooms.

Bedroom

14'10 x 8'6

Having glazed window to rear.

Bedroom

11'7 x 6'5

Having glazed windows to the front and rear, exposed wooden flooring.

Bedroom

11'0 x 6'6

Having glazed window to front, exposed wooden flooring.

Outside

To the front of the property there is a lawned garden with driveway to side which gives access to:

Garage

In between the house and garage access is then given to a mature rear garden.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Council Tax Banding A

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (option 1 for sales).

Referral fee disclaimer

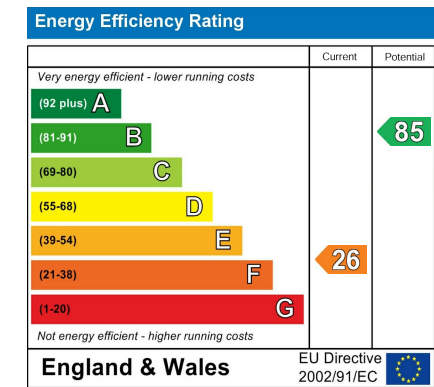
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

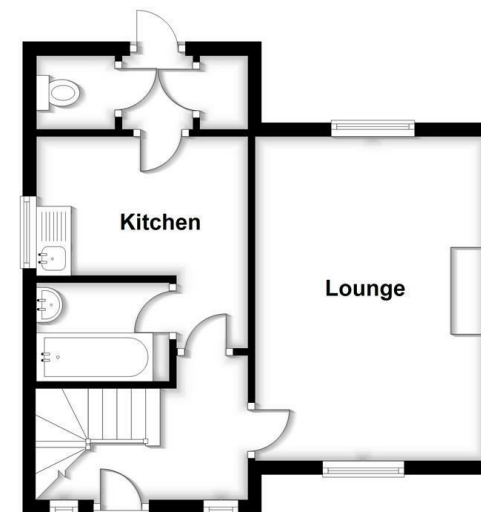
VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

Ground Floor



First Floor

