



Auction Guide Price
£140,000

 TENURE: Freehold

 EPC RATING: D

 COUNCIL TAX BAND: B

Trench Telford

Trench Road Trench
Telford Shropshire

This property is for sale by the Modern Method of Auction via I am Sold Ltd.. We get asked so many times for properties that you can make your own and put your stamp on it – and that's certainly applies to this three bedroom semi located in Telford.

Internally, the property has an inviting Entrance Hallway with Minton tiled flooring, living room and separate dining room, rear facing kitchen, utility, and ground floor guest WC. First floor spacious bathroom and gallery landing. Generous rear garden. In need of cosmetic improvement this is an opportunity not to be missed! Located with an array of amenities close to hand including shops, super market, bus routes and great commuting links.



- For Sale by Modern Auction – T & C's Apply
- Subject to Reserve Price
- Buyers Fees Apply
- Three Bedroom Semi-Detached House
- Lounge & Separate Dining Room
- First Floor Bathroom & Guest WC

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

01630 658888

hellomarketdrayton@dourishandday.co.uk



Agents Note

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 4.80% of the purchase price including VAT, subject to a minimum of £6,000.00 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.



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Referral Arrangements

Should you opt to use Conveyancing Services recommended by iamsold or the Partner Agent, please be advised that the iamsold will receive payment of up to £450.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.

Entrance Hallway

An inviting entrance hallway, having tiled flooring, stairs off, rising to the First Floor Landing & accommodation. Timber door to front elevation, internal doors to the living room and dining room.

Living Room 11' 10" x 10' 2" (3.61m x 3.09m)

Having an ornamental cast-iron fire grate, radiator, and double glazed window to the front elevation.

Dining Room 12' 9" x 11' 2" (3.89m x 3.40m)

Having a decorative fire surround, door to understairs storage area, wood effect flooring, radiator, and double glazed window to the rear elevation.

Kitchen 11' 4" x 8' 1" (3.45m x 2.46m)

Fitted with a range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset sink with mixer tap over, and having space(s) for appliance(s). There is splashback tiling to the walls, a double glazed window & door to the side elevation, and open-plan to Utility/Store Room.

Utility/Store Room

Having space(s) for appliances, part-tiled walls, and a double glazed window to the side elevation.

Guest WC

Having a WC, part-tiled walls, and tiled flooring.

First Floor Landing

A spacious galleried landing, having an access hatch to the loft space.

Bedroom One 11' 4" x 9' 11" (3.45m x 3.01m)

Having a radiator, and double glazed window to the rear elevation.

Bedroom Two 10' 4" x 7' 10" (3.14m x 2.40m)

Radiator. Having a double glazed window to the front elevation.

Bedroom Three 7' 8" x 7' 2" (2.34m x 2.18m)

Having a double glazed window to the front elevation.

Bathroom 11' 8" x 8' 3" (3.56m x 2.52m)

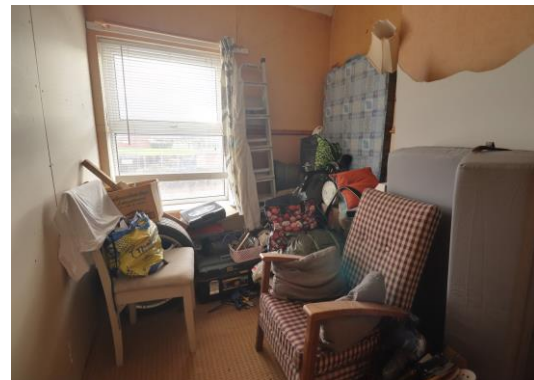
Suite comprising of a panelled bath, a pedestal wash hand basin, a WC, door to storage cupboard housing the gas central heating boiler, part-tiled walls, and a double glazed window to the rear elevation.

Outside Front

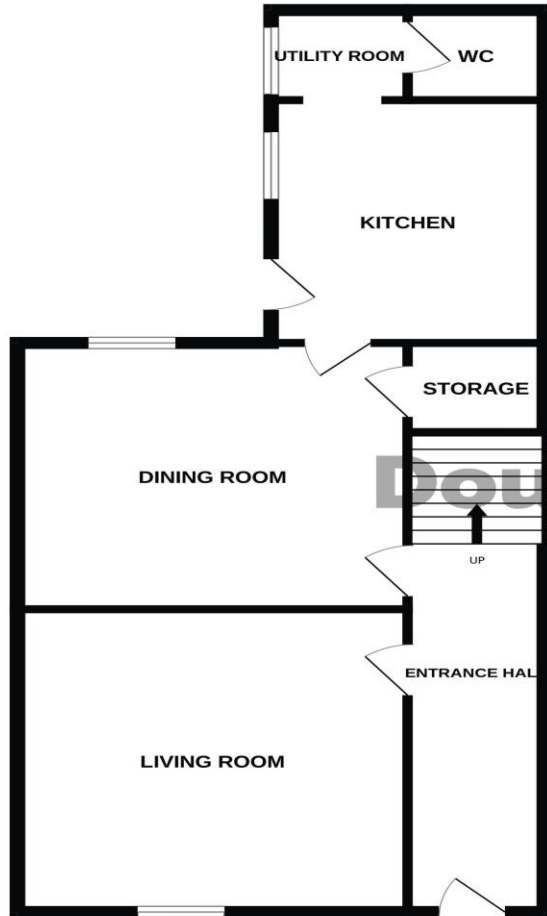
There is a Tarmacadam area.

Outside Rear

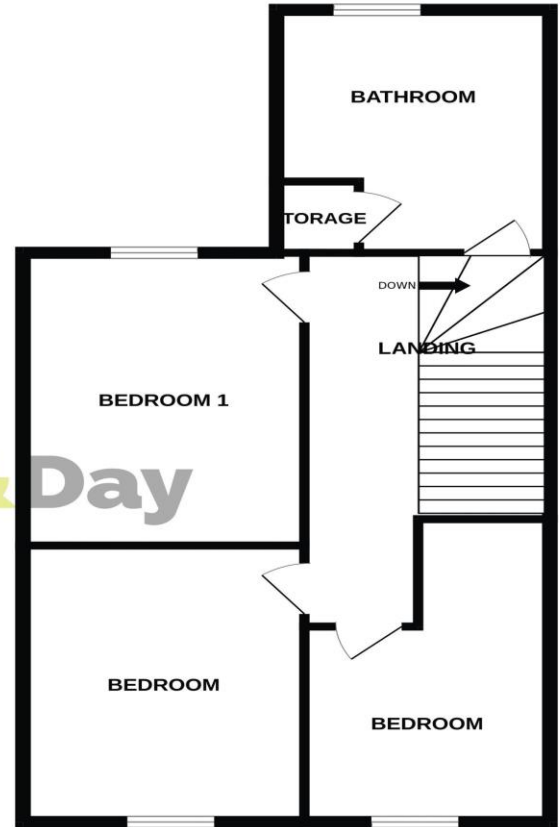
There is a paved patio, and generous & extensive lawned garden areas, and a rear storage shed.



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
		58	83

EU energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC
www.ec.europa.eu

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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