

nick tart

# 29 Russell Close

Auction Guide Price: £200,000

Stanmore – Bridgnorth – WV15 5JG

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A great opportunity to put your own stamp on a property with this semi-detached home on the outskirts of Bridgnorth. Having a pleasant outlook to the rear over open fields and benefitting from being situated on a good size plot the property does require renovating but offers so much potential. Briefly comprising of an entrance hall, sitting room and a large dining kitchen to the ground floor. Two double bedrooms and a refitted shower room can be found to the first floor. The current owners have had the property rewired and a new central heating system has been installed too. With a driveway, fore garden, garage and a pleasant, mainly lawned rear garden are also on offer.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/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. These services are optional.

Services: Mains drainage and electricity, LPG Gas

EPC: TBC

Council Tax: C

Tenure: Freehold



#### Property Information

There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

#### Anti Money Laundering & Proceeds of Crime Acts:

To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

#### .Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.



"DoubleClick Insert FloorPlan"