

The Old Smithy, Nesscliffe, Shrewsbury, Shropshire, SY4
1DB

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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.
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By Auction £300,000

Viewing: strictly by appointment through the agent

Tenure: Freehold:

Summary:

Offered for sale with NO UPWARD CHAIN, this attractive, spacious, and well-proportioned four-bedroom detached home is located in the sought-after village of Nesscliffe, approximately 7.5 miles from Shrewsbury and with excellent access to the A5, providing convenient links to both Shrewsbury and Oswestry.

The village offers a range of local amenities, including a primary school, petrol station with an adjoining convenience store, a popular public house, and the beautiful Nesscliffe Hill Country Park, renowned for its picturesque scenery and excellent walking routes.

Combining generous family accommodation with a desirable village setting, this property presents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended.

This property is offered for sale by the Modern Method of Auction, operated by iamsold Limited.

AUCTIONEER'S COMMENTS

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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% 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 £960 inc. VAT. These services are optional.

The accommodation briefly comprises

Reception hallway, cloakroom, bay fronted lounge, L shaped kitchen/diner, laundry room, first floor landing, master bedroom with refitted en-suite shower room, three further bedrooms, refitted family bathroom, front, side and rear enclosed gardens, generous tarmac driveway, good size single garage, sealed unit double glazing, oil fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises

Part glazed wooden entrance door gives access to:

Reception Hallway

Having sealed unit double glazed windows to front, understairs recess, radiator, cloaks cupboard.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, tiled floor, radiator, extractor fan to ceiling.

Doorway from reception hallway gives access to:

L shaped Kitchen/Diner

15'10 x 13'2
Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with concealed cooker canopy over, glass display cabinet, fitted worktops with inset 1 1/2 stainless steel sink drainer with mixer tap over, tiled floor, two radiators, two sealed unit double glazed windows to rear, recessed spotlights to and coving to ceiling.

Part glazed door from kitchen/diner gives access to:

Laundry room

8'2 x 6'11
Having eye level and base units, fitted worktops, space for appliances, tiled floor, door giving access to side of property with sealed unit double glazed window to side, radiator.

Door from L shaped kitchen/diner gives access to:

Bay fronted lounge

22'7 max into bay x 10'3
Having open fire with brick hearth and timber mantle, walk-in bay with sealed unit double glazed window to front, further sealed unit double glazed window to side, two radiators, wooden framed glazed French doors giving access to rear gardens, coving to ceiling.

from reception hallway stairs rise to:

First floor landing

Having recessed spotlights to ceiling, loft access, airing cupboard, wall mounted thermostat control unit.

Doors from first floor landing then give access to: Four bedrooms and refitted family bathroom.

Bedroom one

11'8 x 11'2
having sealed unit double glazed window to front and side of property having a pleasing aspect towards Nesscliffe Hill, radiato.

Door to:

Refitted en-suite shower room

11'1 x 5'2
Having large tiled shower cubicle with drench shower over, low flush WC, pedestal wash hand basin, wall hung heated chrome style towel rail, part tiled to walls, tiled floor, recessed spotlights to ceiling, wall mounted extractor fan, sealed unit double glazed window to side.

Bedroom two

13'0 x 7'9
Having sealed double glazed window to rear, radiator.

Bedroom Three

11'4 x 7'3
Having radiator, sealed unit double glazed window to front, over stairs store cupboard.

Bedroom four

7'10 x 7'8
Having radiator, sealed unit double glazed window to rear.

Refitted family bathroom

having a modern three piece white suite comprising: Panel bath with drench shower over, low flush WC, pedestal wash hand basin, fully tiled to walls, tiled floor, wall hung heated chrome style towel rail, recessed spotlights to ceiling, wall mounted extractor fan, sealed unit double glazed window to side..

Outside

to the front of the property there is a generous size brick edged tarmac driveway providing ample off street parking with sandstone brick walling. From the driveway access is given to:

Large L shaped garage

16'3 max reducing down to 9'4 min x 11'11 max redu
Having up and over door, glazed window to rear, pedestrians service door to side.

Garden

Front gardens are laid to lawn, side lawn garden with sandstone brick

walling. Gated pedestrian side access then leads to the property's wraparound:

Rear gardens

Having decked area with timber pergola, oil tank, paved pathway, paved patio, mature shrubs and bushes, lawn gardens. The gardens are enclosed by sandstone brick walling and mature hedging.

Directions

When approaching from Shrewsbury take the A5 Holyhead road on reaching the roundabout at the start of the duel carriage way which bypasses Nesscliffe take the third exit signposted to Nesscliffe. Follow the road into the village and the property will be found on the left hand side up the road a short distance before and opposite the Nesscliffe hotel.

Services

Mains water, electricity, septic drainage are all understood to be available to the property. None of these services have been tested. 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.

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 SALES).

Referral fee disclaimer

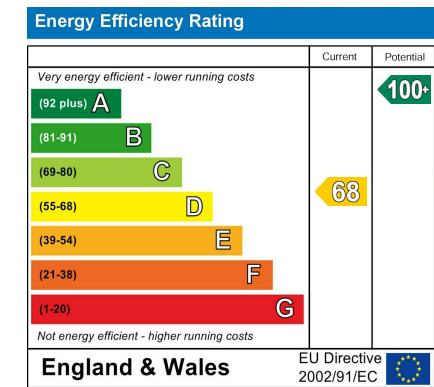
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

