db roberts

Auction

4 Morgans Cottages, Shrewsbury, Shropshire, SY1 4DG

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In partnership with THE WEST MIDLANDS™ PROPERTY AUCTION

Auction Guide £50,000

- Auction T & C's Apply
- Spacious Ground Floor Flat
- One Large Bedroom
- Living Room/Kitchen
- Rear Garden
- EPC = C

- CALL to arrange a viewing
- Reservation Fee Applicable
- The Modern Method Of Auction
- Online Bidding Available
- View, Bid And Buy
- Buy With Finance

DB Roberts Shrewsbury Branch, 12 Shoplatch, Shrewsbury, Shropshire, SY1 1HL
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Modern method auction

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all the terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to Modern Method of Auction, which is operated by "The West Midland Property Auction powered by iam-sold Ltd" or "iam-sold Ltd". To view or make a bid contact DB Roberts or visit: http://dbroberts.iam-sold.co.uk. This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at www.dbroberts.co.uk, and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information. Guide Price/Starting Bid: An indication of the seller's current minimum acceptable price at auction. The guide price/starting bid or range of guide prices/starting bids is given to assist the consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price/starting bid can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price/starting bid is different to a reserve price (see separate definition). Both the guide price/starting bid and the reserve price can be subject to change up to and including the day of the auction. Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price/starting bid and the reserve price can be subject to change up to and including the day of the auction.

Property description

For Sale by Modern Method of Auction. Starting Bid £50,000 plus Reservation Fee.

A spacious one bedroom ground floor flat offering versatile accommodation. The flat is very conveniently situated for the town centre and railway station and includes gas central heating and comprises: entrance hall, kitchen/living room, large bedroom, bathroom and rear Garden.

This property is for sale by The West Midlands Property Auction, powered by iam-sold Ltd.

Accommodation

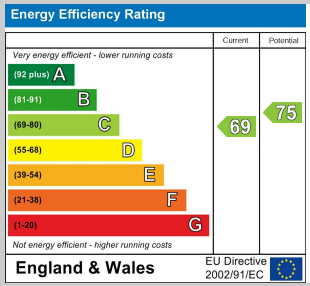
ENTRANCE HALL

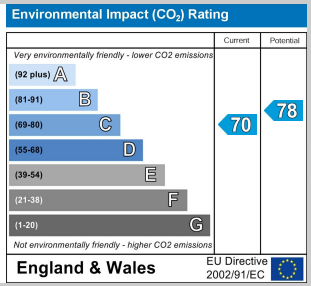
KITCHEN/LIVING ROOM	4.4m x 2.8m (14'5" x 9'2")
BEDROOM	4.4m x 3.3m (14'5" x 10'9")
BATHROOM	

Auctioneer's Comments

FLOORPLAN & SPACE PLANNER

EPC





Floor plan

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. 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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Tenure: Leasehold

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. 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, D B Roberts & Partners 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.