1

1

1

C

dbroberts

Mount Pleasant Drive, Telford, TF3 1QN

For Sale by Auction - T&C's apply | Subject to an undisclosed reserve price | Buyer's Fees apply | The Modern Method of Auction

Auction Guide
£65,000

Property Description

For Sale by Modern Method of Auction. Starting Bid £65,000 plus Reservation Fee.

First floor maisonette with entrance hallway and stairs to first floor landing, entrance hallway, open plan lounge and kitchen with range of base and eye level units, one bedroom and bathroom. There is a driveway leading to the garage with electric door, workshop area and door leading into a rear garden.

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

Tenure: Leasehold

Accommodation

ENTRANCE HALLWAY AND STAIRS	
FIRST FLOOR LANDING	
KITCHEN/DINER/LOUNGE	
LOUNGE AREA	4.2 x 3.0 (13'9" x 9'10")
KITCHEN AREA	3.8 x 2.6 (12'5" x 8'6")
BEDROOM	3.0 x 3.0 (9'10" x 9'10")
BATHROOM	
GARAGE	6.7 x 3.5 (21'11" x 11'5")
WORKSHOP	5.4 x 2.6 (17'8" x 8'6")

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. 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, DB 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.

Floor Plan: Mount Pleasant Drive, Telford, TF3 1QN

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. Made with Metropix ©2019.

BUYING A PROPERTY AT AUCTION

QUICK & EASY BIDDING

You can bid from the comfort of your home, 24 hours a day, 365 days a year.

VARIETY

All of the properties advertised through our property auction are offered by committed sellers at realistic prices. Many properties are vacant with no onward chain.

BUY WITH A MORTGAGE

Our timescales allow up to 56 days for completion which provides ample time for buyers to arrange a mortgage if needed.

SECURITY

The sale is in the public domain so the fear of gazumping or re-negotiation is completely removed.

Online and public auction events are managed by IAM Sold Ltd; the largest independent Auction House in the UK, in partnership with your local property professionals, DB Roberts.

NO.1 AGENT
2 YEARS RUNNING
iamsold
GOLD
CERTIFIED AUCTION PARTNER

FAQ's

Q) HOW LONG DOES THE AUCTION LAST?

Most auction properties on the site are live for 30 days, and at any point during this time you can place a bid on a property. To see how much time is remaining on a specific auction, click on the search section or on the property details where the time remaining will be displayed.

Q) WHAT IS A STARTING BID?

With every auction there will be a starting bid. This is the price published for each property and confirms the level at which the bidding will commence. Starting Bids are for guidance only, they are not the price that the property is being sold for. The starting bid may occasionally change during the marketing period. Each Starting Bid has a corresponding Reserve Price.

Q) WHAT IS A RESERVE PRICE?

This is the minimum price that is acceptable to the seller for selling a subject lot in the auction. We do not publish reserve prices; this figure is a private agreement between the seller and the auctioneer, however as a guide the reserve is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change.

Q) HOW DO I PLACE BIDS?

Firstly you will need to register with us and a link to the registration form can be found on the top bar of the home page. Once you have completed the registration form, you will be sent a welcome email confirming that you are registered to bid. Alternatively you can call and speak to one of our auction specialists and they will place a bid on your behalf.

Q) CAN I PLACE BIDS OUTSIDE THE AUCTION PROCESS?

If you would like to place a bid on a property before the auction has finished it will be dealt with on an individual basis. By law we must put any offer that is made forward to the seller. It is then up to the seller to decide if they want to consider the offer and take the property out of the auction early. In this scenario the reservation fee is still payable, and the terms and conditions of the auction still apply.

Q) IS THE BID BINDING?

In the modern method of auction, the bid obliges you to pay a reservation fee and sign the reservation agreement. It does not bind you to buy the property but reserves you the right to exchange contracts and complete on the property at an agreed price within 56 days of the bid being accepted.

Auctioneer's Comments

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 Limited. 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. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% 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 £220.00 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.

DB Roberts Telford Branch

56 Southwater Arcade, Telford Shopping Centre,
Telford, Shropshire, TF3 4DE

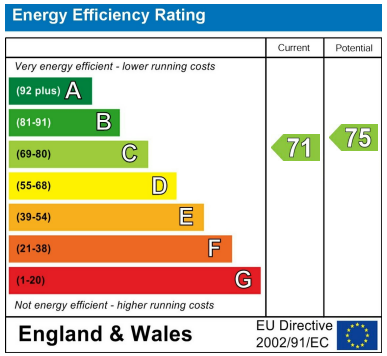
To book a viewing

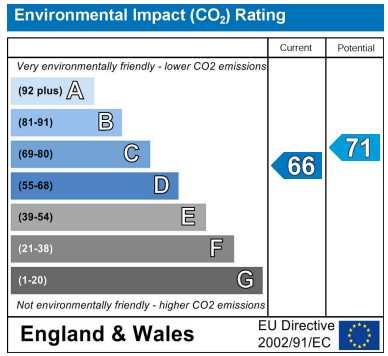
Call us on 01952 291 722

We are available

8am - 8pm Mon - Fri

9am - 4pm Sat & 10am - 4pm Sun





The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK