

38 Queen Street, Madeley, Telford, Shropshire, TF7 4BL

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A GREAT OPPORTUNITY TO GET ON THE PROPERTY LADDER IS PROVIDED BY WAY OF THIS WELL PRESENTED FIRST FLOOR APARTMENT IN MADELEY. HAVING SOME GENEROUS ROOM SIZES AND BEING CONVENIENTLY SITUATED FOR EASY ACCESS TO LOCAL AMENITIES, SHOPS AND TRANSPORT LINKS.

COMPRISING OF AN ENTRANCE HALL, SPACIOUS SITTING ROOM, MODERN KITCHEN, TWO GENEROUS BEDROOMS AND A BATHROOM - WITH A WHITE SUITE.

UPVC DOUBLE GLAZING AND WARMED VIA GAS FIRED CENTRAL HEATING.

BEING ON THE DOORSTEP OF NEARBY SHOPS AND AMENITIES THE PROPERTY IS AVAILABLE WITH NO UPWARD CHAIN AND COMES HIGHLY RECOMMENDED.

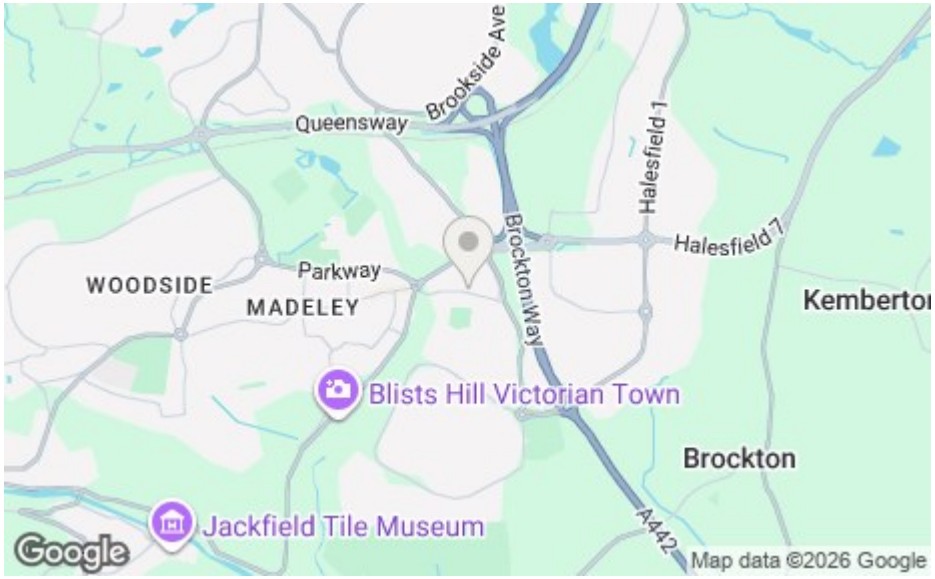
THE PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION ALLOWING THE BUYER AND SELLER TO COMPLETE WITHIN A 56 DAY RESERVATION PERIOD. INTERESTED PARTIES' PERSONAL DATA WILL BE SHARED WITH THE AUCTIONEERS (IAMSOLD LTD)

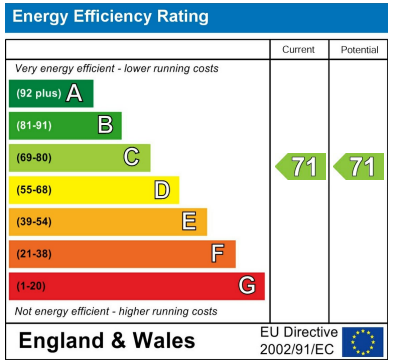
IF CONSIDERING A MORTGAGE, INSPECT AND CONSIDER THE PROPERTY CAREFULLY WITH YOUR LENDER BEFORE BIDDING. A BUYER INFORMATION PACK IS PROVIDED, WHICH YOU MUST VIEW BEFORE BIDDING. THE BUYER IS RESPONSIBLE FOR THE PACK FEE. FOR THE MOST RECENT INFORMATION ON THE BUYER INFORMATION PACK, PLEASE CONTACT THE IAMSOLD TEAM.

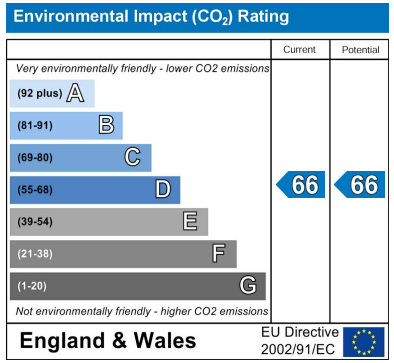
THE BUYER SIGNS A RESERVATION AGREEMENT AND MAKES PAYMENT OF A NON-REFUNDALE RESERVATION FEE OF 4.5% OF THE PURCHASE PRICE INC VAT, SUBJECT TO A MINIMUM OF £6,600 INC VAT. THIS FEE IS PAID TO RESERVE THE PROPERTY TO THE BUYER DURING THE RESERVATION PERIOD AND IS PAID IN ADDITION TO THE PURCHASE PRICE. THE FEE IS CONSIDERED WITHIN CALCULATIONS FOR STAMP DUTY.

SERVICES MAY BE RECCOMMENDED 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.















Entrance/Hallway

Large entrance/hallway accessing the property from the first floor of the communal stairway in the block. The hallway is located in the centre of the flat giving access to all rooms.

Living Room

14'5" x 12'9" (4.4m x 3.9m)

Kitchen

9'10" x 7'10" (3.0m x 2.4m)

Bedroom 1

12'9" x 10'9" (3.9m x 3.3m)

Bedroom 2

10'9" x 9'10" (3.3m x 3.0m)

Bathroom

GROUND FLOOR



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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The High Street Agent with Online Price

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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Zoopla.co.uk
rightmove.co.uk
The UK's number one property website