

BOWEN

PROPERTY SINCE 1862



Auction Guide Price Excess £120,000

2 Wood Lane Cottages, Whitemere, Ellesmere,
SY12 0HX

🏠 2 Bedrooms

🚿 1 Bathroom

2 Wood Lane Cottages, Whitemere, Ellesmere, SY12 0HX



General Remarks

For sale by public auction on the 20th June at 2:00pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN. The property enjoys a good size plot and offers great potential for improvement and modernisation in line with prospective purchaser's requirements with the possibility for extension and improvement subject to the relevant planning consents being granted.

Location: No:2 Wood Lane Cottages is situated in the area of Whitemere approximately 2 miles south of the popular market town of Ellesmere in the heart of what is known as the 'Shropshire Lakelands' due to its Meres. The property is within walking distance of Whitemere and the sailing club. Ellesmere, provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College. The larger towns of Whitchurch, Oswestry, Shrewsbury as well as the city of Chester are all within easy commuting distance. There are easy road links to the motorway networks while the nearby market towns of Wem & Whitchurch provide train stations.



Accommodation

Half Glazed Upvc Entrance Door:

Kitchen: 11' 5" x 9' 9" (3.47m x 2.98m) Red quarry tile floor, fitted base units with worktop surface and matching wall cupboards,, space for cooker, partly tiled walls, radiator. Cupboard housing 'Worcester' oil boiler.

Utility Room: 6' 6" x 3' 10" (1.98m x 1.17m) Red quarry tile floor, worktop surface are, small radiator.

Shower Room: 6' 6" x 5' 5" (1.98m x 1.65m) Red quarry tile floor. Tiled shower cubicle with shower fed from mains, pedestal wash hand basin, low level w.c., extractor fan.

Living Room: 14' 1" x 14' 1" (4.30m x 4.29m) Tile floor. Two radiators, wood burner set on a tile hearth and surround with timber mantel, understairs store cupboard.

Store Room: 8' 6" x 3' 1" (2.60m x 0.95m) Access from outside.

First Floor Landing Area: small radiator.

Bedroom One: 14' 1" x 11' 2" (4.29m x 3.40m) two radiators, built-in store cupboard.



Bedroom Two: 14' 1" x 6' 6" (4.29m x 1.98m) radiator.

Outside: The property is approached over a tarmac drive leading onto a concrete yard area providing parking. The gardens to the property are mainly laid to grass and lie predominately to the rear providing a private large area enclosed by mature trees. Former brick shed and timber store shed.

EPC Rating 41|E Council Tax Band B:

Tenure: We understand the property is freehold with vacant possession upon completion.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY12 6ND. Tel: 0345 6789000

Directions: From Ellesmere proceed along the A528 in the direction of Shrewsbury. After approximately 2 miles No:2 Wood Lane Cottages will be identified on the left hand side by the agents for sale board.

What3Words: What3Words///mimic.distorts.receiving

Viewing & Further Information: For further information or to arrange a viewing please contact the selling agent's Ellesmere Office on (01691) 622534.



Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% of the sale price inc. VAT. Subject to a minimum fee set at £3000.00 inc.VAT. For further details on fees payable please consult the legal pack

Method of Sale: The property will be offered for sale by public auction at Lion Quays Hotel & Spa, Moreton, Oswestry on Thursday 20th June 2024 with commencing at 2.00pm.

Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to

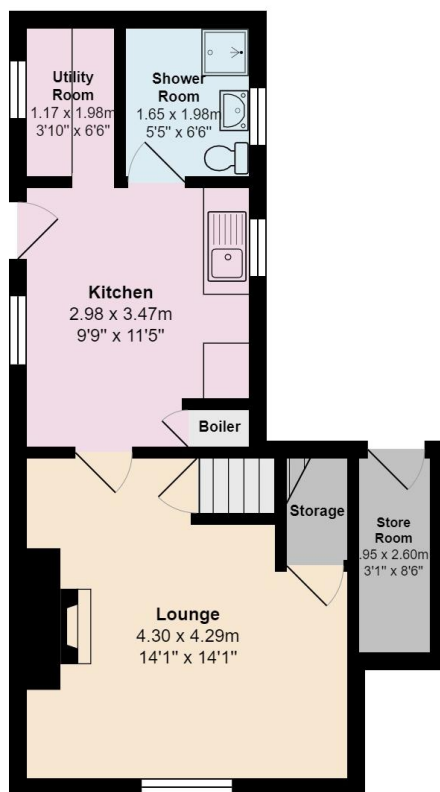
change and are advised to check any amendments with the Auctioneers prior to the auction.

The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

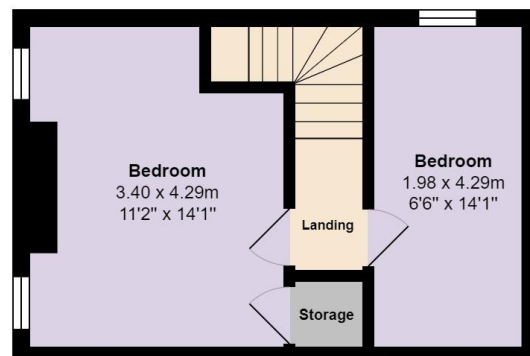
Reservation Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Solicitor: Brabners LLP, 16-18 Sceptre Court, Bamber Bridge, Walton Summit Centre, Preston, PR5 6AW. Tel: 01772 823921 Contact: Charles Hansford.

Agent Note:: Flying freehold covering part of the



Ground Floor



First Floor

Total Area: 66.8 m² ... 719 ft²

All measurements are approximate and for display purposes only

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.