

Town & Country

Estate & Letting Agents



Hind-Hey Off Dallas Lane, Trefonen, SY10 9DL

Auction Guide £285,000

PUBLIC ONLINE AUCTION bidding starts at 5.30pm on February 29th 2024 **GUIDE PRICE £285,000.**

Town and Country Property Auctions are pleased to offer this spacious detached country home with extensive gardens and off road parking. Offering fantastic development possibilities to finish/ further develop into a superb family home. Set in the sought after village of Trefonen offering all amenities. **UNCONDITIONAL LOT** Buyers Premium Applies, the Purchaser shall pay a deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged.

Directions

From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road round and turn right at the junction onto Upper Brook Street. Continue along and straight ahead at the mini roundabout onto Trefonen Road. Proceed along this road and into the village of Trefonen. Turn right onto Bellan Lane and take the second right onto Old Post Office Lane, continue up the lane and turn left onto Dallas Lane. The property is the second on the left.

Accommodation Comprises

Porch

Having a UPVC frame, part glazed door to the front and tiled floor. A door leads through to the hallway.

Hall



Having parquet flooring, stairs off to the first floor with an oak banister and understairs cupboard.

Lounge 13'4" x 13'5" (4.07m x 4.09m)



Having a window to the side and patio doors to the front, fireplace with gas log burner on a tiled hearth and a radiator.

Conservatory 7'9" x 10'0" (2.37m x 3.06m)



Having a upvc frame and doors leading out to the garden.

Dining Room 18'0" x 10'0" (5.49m x 3.06m)



Having a window to the side and two to the rear of the room, glazed door to the front, brick fireplace and gas fire on a brick hearth.

Kitchen/ Breakfast Room 12'3" x 10'2" (3.74m x 3.10m)



The kitchen is fitted with a range of base and wall units, window to the rear, radiator, cooker point, single bowl sink and a mixer tap.

Shower Room

Positioned on the ground floor, the part tiled shower room has a shower cubicle, W/C, wash hand basin, radiator and a window to the rear.

Utility Room 6'2" x 7'10" (1.90m x 2.41m)

Having windows to the side and the front, tiled floor, shelving, radiator and a pantry off from the utility room.

Storeroom 8'9" x 12'4" (2.68m x 3.76m)

Having part glazed doors to the front and rear.

Landing

The landing has two windows to the rear, radiator and store cupboard off.

Bedroom One 10'0" x 18'0" (3.05m x 5.49m)



A good sized double bedroom with a tiled open fireplace, two built-in cupboards, radiator and a window to the side.

Bedroom Two 13'5" x 13'4" (4.09m x 4.07m)



Another double bedroom with wall lights installed and window to the front and another to the side.

Bedroom Three 10'6" x 11'1" (3.21m x 3.4m)



The third bedroom has a window to the front, radiator and two built-in cupboards.

Bathroom 6'2" x 7'11" (1.89m x 2.42m)



Having a panel bath, wash hand basin, part tiled walls, radiator and window to the front. There is a

separate cloakroom with a window to the side and storage space.

Gardens

The property is accessed at the rear from Dallas Lane with driveway parking for several vehicles. The large front garden is currently very overgrown but offers fantastic potential once cleared to create a large, useable family garden with hedge boundaries, shed, mature plants and shrubs and far reaching views over the surrounding countryside.

Additional Photo



Additional Photo



Additional Photo



Aerial Photo



Additional Photo



Driveway



Additional Photo



Old Photograph



The photo shows how the garden used to like.

Additional Photo



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller,

with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band E.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Solar panels and hot water.

Air source heat pump - currently not working.

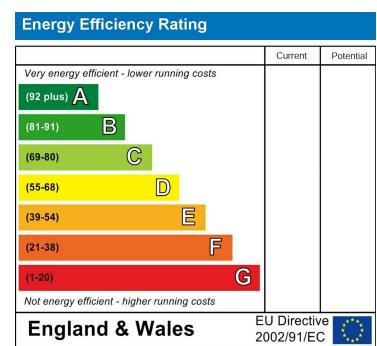
LG Boiler.

Floor Plan

Area Map



Energy Efficiency Graph



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