

FOR SALE

2 Rea Bridge, Coleham Head, Shrewsbury, SY3 7BW



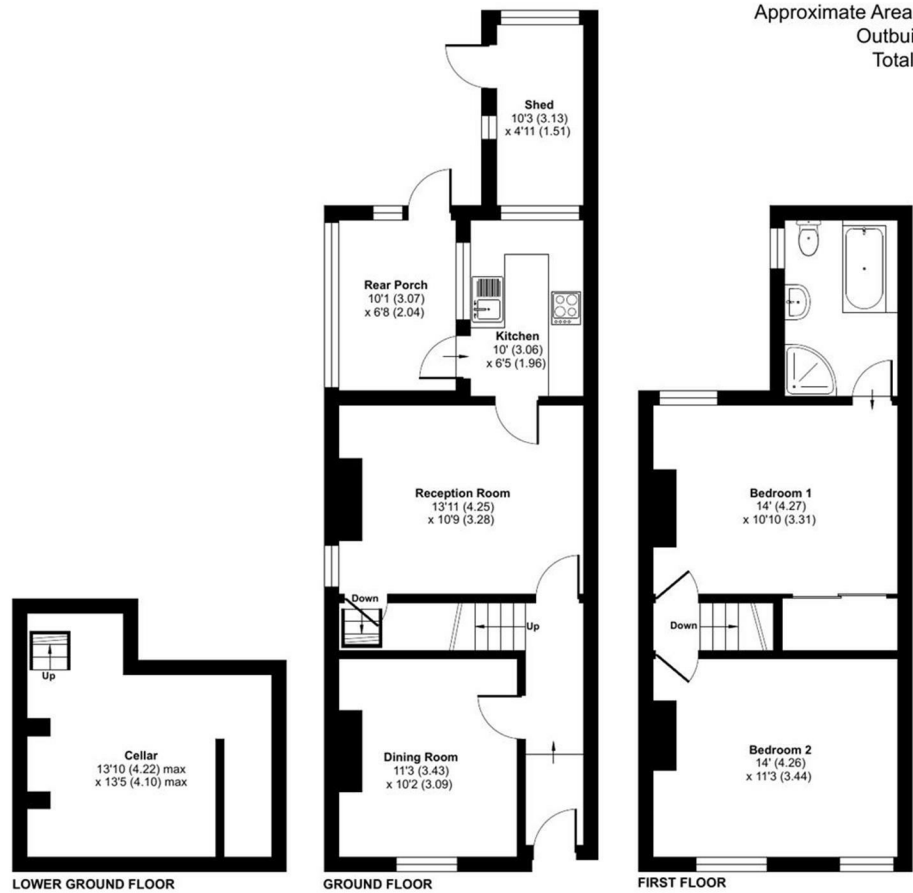
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Auction Guide Price £100,000 - £125,000

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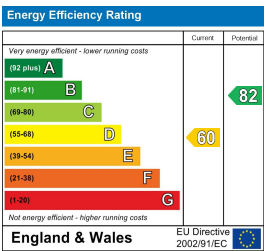
A charming and spacious 2 bedroom period town house, offering well proportioned and well laid out accommodation located alongside the Reabrook.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1362483

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Walking distance to town centre and Coleham
- 2 double bedrooms
- Well proportioned reception rooms
- Raised internal floors
- Courtyard garden

DIRECTIONS
What3words: ///asserts.summer.inches

SITUATION
The property is situated with a selection of amenities are offered close by in Coleham, including a newsagents, hairdressers, chemist and convenience store. Access is gained to the town centre which offers a fashionable and comprehensive range of social and leisure facilities together with a rail service. Prospective purchasers will note that the property is close to some delightful walks along the banks of the River Severn.

DESCRIPTION
A charming yet spacious 2 bedroom period town house offering well proportioned and well laid out accommodation located alongside the Reabrook. The property has been updated internally and offers a reception hall, sitting room, dining room, kitchen, 2 double bedrooms and a bathroom. The property has the benefit of gas central heating, double glazing and an enclosed courtyard garden.

RECEPTION HALL
Coved ceiling and dado rail, radiator.

DINING ROOM
Having double glazed window to the front, range of shelving, radiator.

LIVING ROOM
Naturally well lit, with window to the rear and full height window to the side, wooden fire surround housing electric fire media point, radiator.

KITCHEN
Fitted with a range of cream fronted units, incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances and matching eye level wall units, window to the side and stable style door opening into:-

UTILITY ROOM
With space for appliances and door leading to the garden.

FIRST FLOOR LANDING

BEDROOM ONE
Having two windows to the front, radiator.

BEDROOM TWO
With window to the rear, period fireplace, wardrobe recess, radiator.

BATHROOM
With suite comprising panelled bath, shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE
To the rear is an enclosed courtyard garden which has been laid for ease of maintenance and offers a good level of privacy and is enclosed with wooden fencing.

Note - an area of the rear garden and down the side of the property are not included in the title. A statement of truth will be enclosed with the sale pack confirming this area has been used by solely the current owner for 30+ years.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

METHOD OF SALE
The property will be offered for sale by PUBLIC AUCTION ON 28TH NOVEMBER 2025 AT 3PM AT HALLS HOLDINGS HOUSE, BOWMEN WAY, BATTLEFIELD, SHREWSBURY, SY4 3DR. The Auctioneers, as agents, on behalf of the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

BOUNDARIES, ROADS AND FENCES
The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

CONTRACT OF SPECIAL CONDITIONS OF SALE
The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the VENDORS SOLICITORS: JACINTA WALMSLEY, HATCHERS SOLICITORS, 1 FRANKWELL, WELSH BRIDGE, SHREWSBURY, SY3 8JY - 01743 237617 approximately 14 days prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

Buyers Premium
In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

Buyers Registration
Purchasers interested in bidding for a lot are required to complete a BUYERS' REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. FAILURE TO REGISTER MAY RESULT IN THE AUCTIONEER REFUSING TO ACCEPT YOUR BID.

GUIDE PRICE/RESERVE
*Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'A' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.