

for sale

guide price **£800,000**



Swan House Knowle Sands Bridgnorth WV16 5JL

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 24TH JUNE 2025 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.



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Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety For Viewers

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Guide And Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer.

Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.



Location And Area

Situated in the sought after area of Knowle Sands in Bridgnorth with stunning views of the Shropshire countryside and River Severn. Links into Bridgnorth Town Centre with local amenities, shops and transport links into surrounding areas, such as Wolverhampton, Telford, Shrewsbury and Kidminster.

Entrance

Multi fuel log burner, lighting and access to the conservatory and kitchen area.

potential open plan Kitchen

27' x 17' (8.23m x 5.18m)
Four light points, radiator, wall light, window to the side, French doors to the side terrace and open plan with the conservatory, entrance and lounge.

Lounge

27' x 13' 2" (8.23m x 4.01m)
Multi fuel log burner, ceiling spotlights, two radiators and access to the kitchen area, dining area and snug.

Dining Area

14' 3" x 8' (4.34m x 2.44m)
Serving hatch, ceiling spotlights, open plan with the lounge and steps up to the library.

Library

14' 3" x 10' 3" (4.34m x 3.12m)
Ceiling light points.

Snug

13' 9" x 13' 8" (4.19m x 4.17m)
Ceiling light points.

Conservatory

27' 7" max x 27' 6" max (8.41m max x 8.38m max)
Underfloor heating, double glazed windows with stunning views of the The River Severn and picturesque river valley.

Former Commercial Kitchen

16' 5" max x 22' max (5.00m max x 6.71m max)
A commercial kitchen with walk-in fridge.

Utility

25' max x 10' max (7.62m max x 3.05m max)
Wash area with cupboard for oil fired heating.

Mens And Womens Toilets

Two rooms with toilet facilities

Annex

24' 4" x 38' 10" (7.42m x 11.84m)
Windows to front, rear and side, fire exit, French doors and sink area.

Planning permission to the rear to extend.

Cellar

30' 2" x 9' 11" (9.19m x 3.02m)
Cellar with power supply

First Floor Hallway

Two fire exits, cleaner cupboard, radiator, doors to stairs, electrical cupboard and linen cupboard.

Bedroom One

18' 7" max x 16' 7" max (5.66m max x 5.05m max)
Double glazed window to the front, ceiling light point and radiator and door to the en-suite

En-Suite

Shower cubicle, wash hand basin, low flush WC, extractor fan and ceiling light point.

Bedroom Two

11' 7" x 10' 6" (3.53m x 3.20m)
Double glazed window to the side, radiator, ceiling light point and door to the en-suite.

En-Suite

Freestanding roll top bath, low flush WC, wash hand basin, cupboard housing twin cylinders, partly tiled walls.

Bedroom Three

19' 1" x 13' 2" (5.82m x 4.01m)
Two ceiling light points, radiator, double glazed window to the front and door to the en-suite.

En-Suite

Shower cubicle, low flush WC, wash hand basin, partly tiled walls and double glazed window to the front.

Bedroom Four

14' 2" max x 17' 1" max (4.32m max x 5.21m max)
Double glazed window to the front and side, radiator, ceiling light point, built-in wardrobe and door to the en-suite.

En-Suite

Walk-in shower cubicle, wash hand basin unit, low flush WC, partly tiled walls, extractor fan and ceiling spotlights.

Bedroom Five

13' 3" x 12' (4.04m x 3.66m)
Double glazed window to the side, radiator and ceiling light point and door to the en-suite

En-Suite

Shower cubicle, wall mounted wash hand basin, low flush WC, partly tiled walls, extractor fan and ceiling light point.

Bedroom Six

16' 5" max x 17' 1" max (5.00m max x 5.21m max)
Double glazed windows to the side of rear, storage cupboard, radiator, ceiling light point, built in wardrobe and door to the en-suite.

En-Suite

Shower cubicle, wall mounted wash hand basin, low flush WC and ceiling light point.

Bedroom Seven

11' 5" x 10' 6" (3.48m x 3.20m)
Double glazed window to the rear, built-in wardrobe, radiator and ceiling light point and door to the en-suite.

En-Suite

Shower cubicle, wash hand basin, partly tiled walls, low flush WC, ceiling light point and extractor fan.

Second Floor

Door to balcony area, two ceiling light points and doors leading to three further bedrooms.

Bedroom Eight

17' 7" x 21' 4" (5.36m x 6.50m)
Two skylight windows, ceiling spotlights, fitted wardrobe, door to dressing area. Please note restricted head height.

Bedroom Nine

23' 6" max x 13' 3" max (7.16m max x 4.04m max)
Skylight window and fitted wardrobes.

Bedroom Ten

17' 5" x 14' 9" (5.31m x 4.50m)
Skylight window and ceiling light point.

Shower Room

Shower, low flush toilet, pedestal sink, door to second floor landing.

External

Set on a plot size of 0.78 acres with rear car park offering ample off road parking and an additional smaller car park for several vehicles.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WWH331784 - 0013

Tenure: Freehold EPC Rating: E

Council Tax Band: A

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