

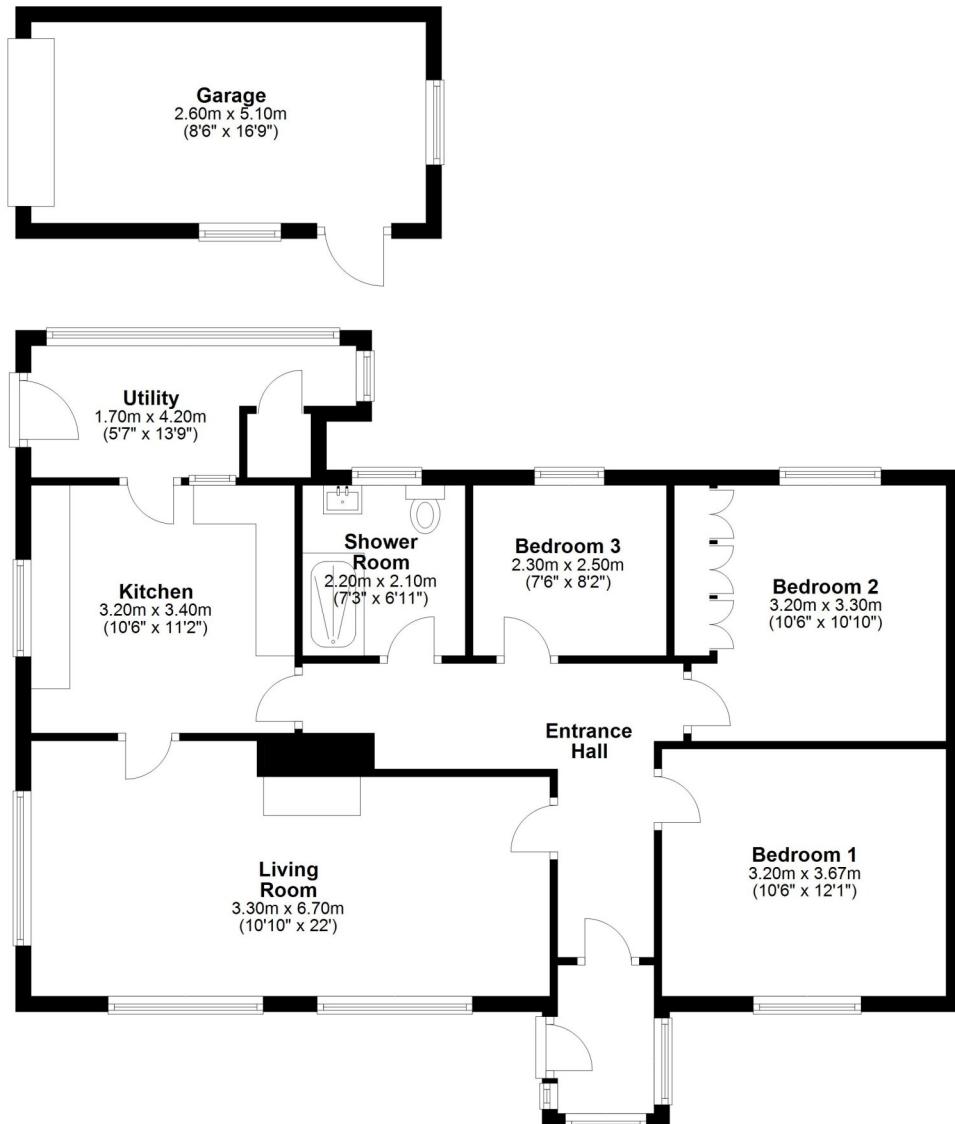


Guide Price: £150,000

For Sale by Online Auction  
Closing date Friday 27th February 2026

## Ground Floor

Approx. 100.1 sq. metres (1077.6 sq. feet)



Total area: approx. 100.1 sq. metres (1077.6 sq. feet)

## Summary

- Guide price £150,000 Region
- 3 bedroom detached bungalow
- Private garden and garage
- Double glazed windows and gas central heating
- Popular location on the fringe of Bayston Hill

## TENURE

The property is freehold and will be sold with vacant possession upon completion.

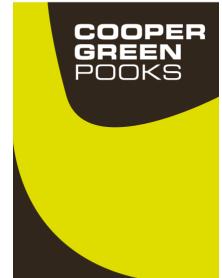
## Local Authority:

Shropshire Council  
The Shirehall, Abbey Foregate,  
Shrewsbury, SY2 6ND.  
03456 789 000

## For further information contact:

Sam Foster  
[sam.foster@cgpooks.co.uk](mailto:sam.foster@cgpooks.co.uk)  
01743 27 66 66

Situated on the fringe of the village with a pleasant outlook to the front, this well-proportioned and practically designed detached bungalow benefits from a private rear garden and single garage, while offering plenty of potential for modernisation or development. The property is of non-standard construction and is being sold by online traditional auction – the auction closes on Friday 27th February at 2pm.



- Entrance porch opening to a good-sized l-shaped hallway
- Large living room with feature fireplace and windows to two elevations
- Separate fitted kitchen with a range of units and space for appliances
- Utility/garden room with access to the garden and a cupboard housing the modern combi boiler
- Three bedrooms, two doubles and a single, and a re-fitted family shower room
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to artificial lawn with paved terrace and gated access to the rear and side
- To the front of the property is a further lawned garden with planted borders and graveled pathway
- Detached single garage with driveway parking in front
- A great location, close to open countryside, and just a few minutes' drive from the bypass and Meole Brace retail park, as well as being only a 10-minute drive from the town centre
- Cash buyers only – the property is of a non-standard construction
- Sold via traditional online auction, starting on 28th January 2026 and ending at 2pm on 27th February 2026. Visit [www.bambooproptech.com](http://www.bambooproptech.com) for more information



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## METHOD OF SALE

The property will be offered for sale by  
ONLINE TRADITIONAL AUCTION  
(unless sold prior).

The sellers reserve the right to withdraw or  
alter the property for sale prior to the  
auction end date. To view the live auction  
visit our website and click on the Online  
Auctions tab where you will find the  
property.

## COMPLETION

The completion date will be within 20 days of  
the auction ending.

## AUCTION END DATE AND TIME

Friday 27th February 2026 at 2pm

## VIEWING

Contact Cooper Green Pooks on 01743  
276666 to arrange a viewing.

Viewers should register the time and date of  
their proposed viewing with Cooper Green  
Pooks **prior** to arriving at the property by  
emailing Sam Foster  
[sam.foster@cgpooks.co.uk](mailto:sam.foster@cgpooks.co.uk). Viewers will need  
to produce photo ID at the property (either  
passport or driving licence) before they will  
be allowed to view. For verification and secu-  
rity, the ID will be photographed by a repre-  
sentative of Cooper Green Pooks.

## PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is  
a requirement for Estate Agents to perform  
due diligence checks on any person that in-  
tends to bid at auction.

There will be a requirement for all bidders to  
register via the online sales site and complete  
the ID checks.

## LEGAL PACK

Copies of the Legal Pack and Special Conditions  
of Sale will be available online to be download-  
ed via the tab on the online auction listing  
page. It is the purchaser's responsibility to  
make all necessary enquiries prior to the auc-  
tion. Prospective purchasers are strongly ad-  
vised to inspect the legal documentation and to  
consult legal advice prior to bidding.

Link:

## DEFINITION OF AUCTION RESERVE and GUIDE PRICE

The Guide Price is an indication of the seller's expectation. The  
Reserve Price is a figure below which the property will not be  
sold.

The Reserve Price will not be disclosed but will be set at no more  
than 10% above the Guide Price. The reserve may be set at  
above or below the guide price.

Guide prices and reserve prices may change at any time prior to  
the close of the auction.

## SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed  
to form part of the special conditions of sale/auction information pack  
and in case of any inconsistencies the provision of the latter shall  
prevail. The special conditions of sale/auction information pack is  
available online. It is assumed that the Purchaser will have made all  
necessary enquiries prior to the auction.

## SOLICITOR ACTING

Claire Owen – ORJ Law Limited  
01785 272 017 – [claire.owen@orj.co.uk](mailto:claire.owen@orj.co.uk)

## BUYERS' FEES

This property is sold subject to the payment of a non-refundable buyer fee of £8,900 including VAT of the successful bid.

The non-refundable buyer fee will be taken from the successful bidders bank account by Bamboo Auctions immediately the auction ends.

The buyer fee is in addition to the purchase price. Please take this into account when bidding.

This property is being sold using the traditional method of auction which requires the completion of the purchase by TBC. The successful bidder is committed to pay 10% of the purchase price (the total of the final bid and the buyer fee) by 12pm the next business day after the close of the auction.

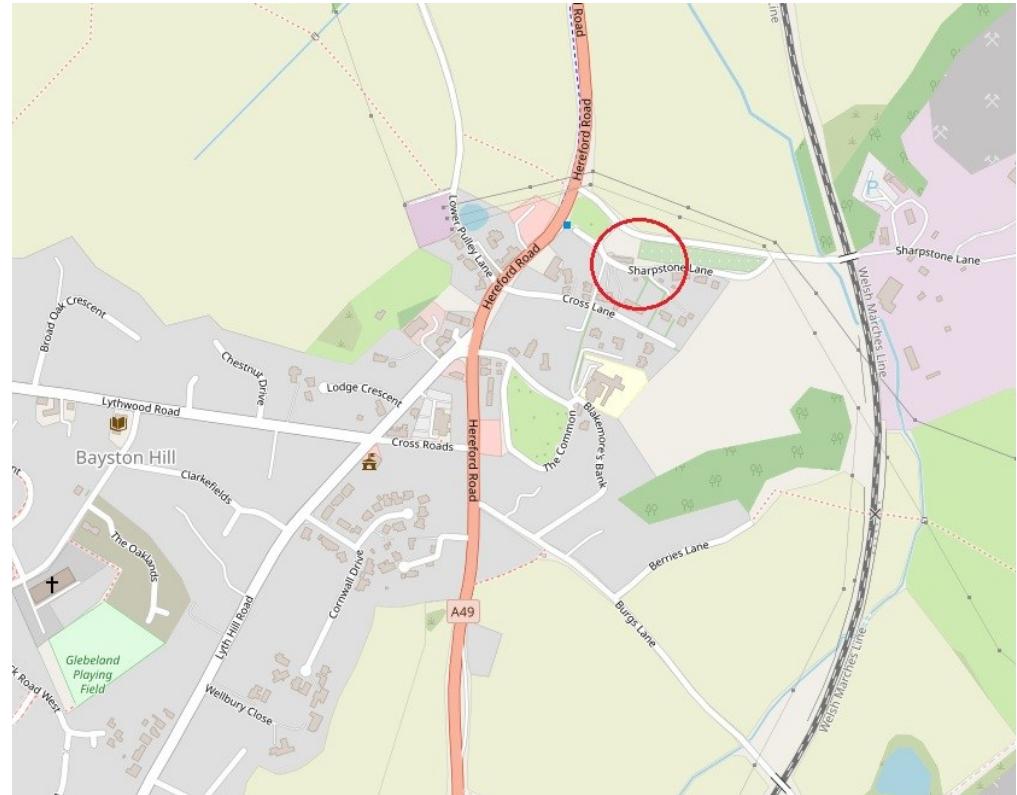
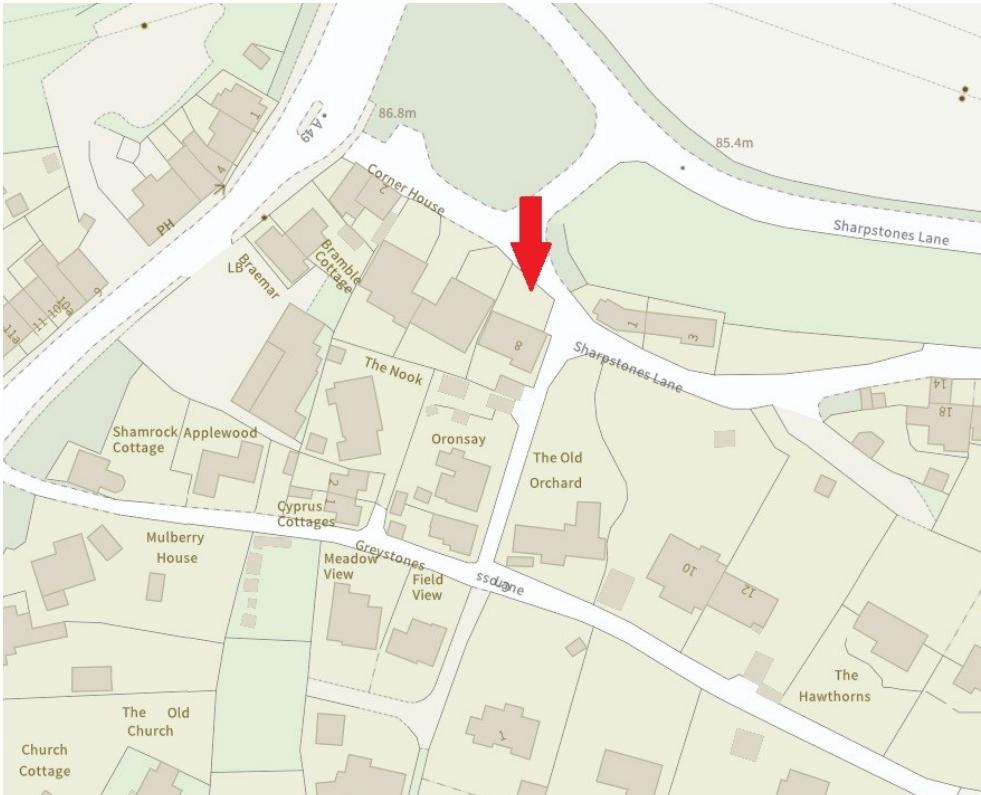
There are no other fees or charges payable to the Auctioneer, however there are other costs to consider such as:

- You will need a Solicitor to act for you during the purchase and your Solicitor will advise you in relation to their fees and any associated costs.
- Stamp Duty Land Tax (SDLT) will be payable and will be calculated based on the total of the purchase price and the non-refundable reservation fee.

Stamp duty is payable on non-refundable reservation fees when buying a property at auction, in addition to the property purchase price as these fees are considered part of the "chargeable consideration" for the property and are included in the calculation of the total amount on which stamp duty is due.



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**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.