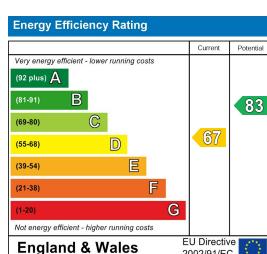


TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windowsills, recesses and other features are approximate and not guaranteed. There may be some omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not a survey and has not been tested and no guarantee is given as to its operability or efficiency can be given.  
Made with Microplan 5.0.202

**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



For Sale by Public  
Auction

Auction Guide Price £145,000 - £165,000

16 Alkington Road, Whitchurch, Shropshire, SY13 1ST

\* Auction Guide Price £145,000 - £165,000 \* This is an excellent opportunity to acquire a detached bungalow on a large plot close to the centre of Whitchurch. The property is being sold by Public Auction on the 27th February. The property will require improvements and modernisation including some structural repairs. There is a hall, living room, kitchen/diner, conservatory, two bedrooms and two bathrooms. There is parking to the rear and spacious gardens.



01948 663230

Whitchurch Sales  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurch@hallsgr.com



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2 Reception  
Room/s



2 Bedroom/s



2 Bath/Shower  
Room/s



- **Spacious Detached Bungalow**
- **For Sale by Public Auction**
- **Hall, Living Room, Kitchen**
- **Conservatory, Two Bedrooms**
- **Two Bathrooms, Parking**
- **Front & Rear Gardens**

#### Location - Whitchurch

The property is located within 1/2 a mile of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. There is also a junior school on the doorstep and the railway station is only 1/2 of a mile away.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

#### Brief Description

Halls are delighted to be selling 16 Alkington Road by Public Auction at our Battlefield sale room on 27th February 2026 at 2pm.

This is an excellent opportunity to acquire by auction a spacious detached bungalow situated on a large plot close to the centre of Whitchurch. The property will require some modernisation and some structural repairs. The property comprises reception hall, living room with bay window to the front, kitchen diner with a range of base and wall mounted units and storage cupboards. There is an electric oven and hob, space dishwasher and a drainer sink unit. There is a door to a laundry room with plumbing for a washing machine and there is also a wash hand basin. Off the kitchen is a spacious conservatory with windows and doors to the rear garden. The conservatory also has a radiator.

There are two double bedrooms and the main bedroom has an en-suite shower room and there is also a bathroom off the hall. The property has gas fired heating and double glazed windows.

#### Outside & Gardens

The property is accessed off Alkington Road where there is a gate and path that leads to the front door. There is vehicular access to the rear from Kingsway to a drive for a number of cars. There are large gardens laid to lawn at the front with access down either side to the rear garden. There is a lawn, flower borders and paved patio area.

#### Directions

From the centre of Whitchurch drive out on Mill Street and turn left into Highgate. After about 100 metres turn right into Alkington Road and continue up Alkington Road and the property is on the left.

#### What 3 Words

///.puff.loyal.basically

#### ANTI-MONEY LAUNDERING (AML) CHECKS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged to obtain proof of identity for buyers, their agents, representatives, including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit [www.hallsgb.com/amlrequirements](http://www.hallsgb.com/amlrequirements). If you are the successful bidder/s of this lot, further Anti-Money Laundering checks will be carried out using a specialist third-party company, Movebutler. We thank you for your cooperation.

#### Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH1730 070126

#### Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

#### Council Tax - Shropshire

The current Council Tax Band is 'D' on the Shropshire Council Register.

#### Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

#### Method of Sale

16 Alkington Road will be offered for sale by Public Auction on Friday 27th February 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2 pm. The Auctioneers, as agents for 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.

#### Contract & Special Conditions of Sale (Legal Pack)

The property will be sold subject to the Special Conditions of Sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers or the Solicitors at Hibberts Nantwich prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

#### Guide Price & Reserve

Guides are provided as an indication of each seller's 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.

#### Buyers Premium

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, the 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).