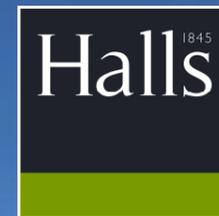


12 Caldecott Crescent, Whitchurch, SY13 1JN



**Halls**

Approximate total area<sup>(1)</sup>  
635 ft<sup>2</sup>  
58.9 m<sup>2</sup>

Reduced headroom  
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



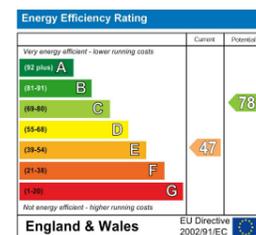
FOR SALE BY AUCTION Auction Guide Price £80,000

12 Caldecott Crescent, Whitchurch, SY13 1JN

**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**



\*\*\*\*\*Auction Guide Price\*\*\*\*\* £80,000 - £90,000

A two-bedroom semi-detached house in the village of Whitchurch, offered for sale by public auction through Halls Holdings on behalf of Connexus. The property requires modernisation but offers great potential, with front and rear gardens, on-street parking, and gas central heating. Viewing recommended.



01743 450730

**Property Auctions**  
Halls Holdings House Battlefield, Shrewsbury, Shropshire, SY4 3DR



**IMPORTANT NOTICE.** Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.





1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- 2 bedroomed semi detached house
- Location is approximately 0.9 miles west of Whitchurch
- In need of a scheme of general modernisation
- Front and rear garden
- Shared off-road parking layby
- Significant Potential
- Viewing highly recommended

**DESCRIPTION**

Halls Holdings Limited are favoured with the instructions from Connexus to offer this property for sale by Public Auction.

The property comprises of a 2 bedroomed semi detached house with a front and rear garden. The property is arranged to provide on the ground floor a reception hallway, sitting room, kitchen and utility room and on the first floor a landing, two bedrooms and bathroom. The property requires some modernisation but has significant potential that can only be appreciated by undertaking an inspection of the property. There is an outside timber store access from the kitchen with an additional separate outbuilding to the rear. The property is of traditional brick construction sitting under a tiled roof cover.

The property has a front and rear garden area with parking being on street.

**SITUATION**

The property is located fronting onto Caldecott Crescent in an established residential area of Whitchurch and is located within proximity of all local amenities. The property is located approximately 0.9 miles west of Whitchurch town centre.

Whitchurch is a market town and civil parish in north Shropshire, England, close to the borders of Cheshire and Wales. It lies near the towns of Wem, Nantwich, Malpas, and Audlem, and within easy reach of Wrexham and Chester. The town is situated near the Whitchurch Arm of the Shropshire Union Canal and is bypassed by the A41 and A525 roads.

**DIRECTIONS**

The property is located on the West side of Whitchurch that is accessed from Whitchurch bypass onto Wrexham Road.

**W3W**

///assist.remind.assurance

**ACCOMODATION**

(all measurements are approximate)

The accommodation comprises of following

**GROUND FLOOR**

Entrance Hallway 3'0 x 9'7  
With light fitment  
Living Room 9'4 x 19'3  
With two light fitments  
Kitchen 8'1 x 9'4  
With sink, light fitment and radiator  
Store Cupboard 2'4 x 2'8

**FIRST FLOOR**

Landing 6'2 x 4'2  
With light fitment  
Bedroom 1 14'6 x 8'6  
Cupboard off 3'3 x 2'4  
With light fitment and radiator  
Bathroom 7'0 x 5'6  
With sanitary installations and light fitment  
Bedroom 2 10'8 x 10'5  
With light fitment and radiator with cupboard off

**OUTSIDE**

Outbuilding 5'1 x 9'2

**GARDENS**

**SERVICES**

(not tested at the time of inspection)  
We understand that mains water, electricity, drainage and gas are connected to the property. The property has the benefit of gas fired central heating.

**PLANNING**

Prospective purchasers should rely on their own enquiries. The property is understood to benefit from planning consent for Use Class C3 of the Town and Country Use Classes Order 1987.

**COUNCIL TAX BAND**

A

**LOCAL AUTHORITY**

Shropshire Council,  
Guildhall,  
Frankwell Quay,  
Shrewsbury,  
SY3 8HQ  
0345 678 9000

**METHOD OF SALE**

The property will be offered for sale by Public Auction on Friday 28th November 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR. 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 Forbes, FAO Aisha Bhailok. 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.

**\*IMPORTANT\* ANTI-MONEY LAUNDERING REQUIREMENTS**

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 our website. 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.