

FOR SALE BY AUCTION

5 Balmer Crescent, Welshampton, SY12 0PN

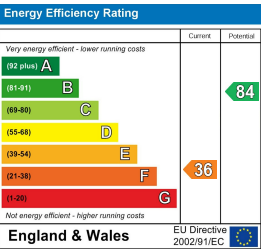


FOR SALE BY AUCTION Auction Guide Price £85,000

5 Balmer Crescent, Welshampton, SY12 0PN

**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\*\*\*\* £85,000- £95,000

\*\*The property is subject to a planning condition relating to an extension. Retention of this extension will require the grant of new planning permission. Prospective buyers are advised to review the planning details carefully and seek independent advice.\*\*

A three-bedroom semi-detached house in the village of Welshampton, near Ellesmere and Shrewsbury, offered for sale by public auction through Halls Holdings on behalf of Connexus. Requiring general modernisation, the property offers spacious accommodation and various outbuildings, and generous gardens front and rear. Set in a rural location with off-road parking and Electric and water mains connected, oil fired central heating, the home offers great potential.



01743 450730

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



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2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- Extended three/five bedroomed semi-detached house
- Established residential area
- Located approximately 3.1 miles west of Ellesmere.
- In need of a scheme of general modernisation
- Front and rear gardens and off road parking
- 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.

A three semi-detached house in the village of Welshampton, near Ellesmere and Shrewsbury, offered for sale by public auction through Halls Holdings on behalf of Connexus. Requiring general modernisation, the property offers spacious accommodation & various outbuildings. Electric and water mains connected with oil fired central heating. The property is of traditional brick construction sitting under a tiled roof cover.

**\*\*The property is subject to a planning condition relating to an extension. Retention of this extension will require the grant of new planning permission. Prospective buyers are advised to review the planning details carefully and seek independent advice.\*\***

The property has generous gardens front and rear. Set in a rural location with off-road parking and the home offers great potential.

**SITUATION**  
The property is located fronting onto Balmer Crescent in a rural area of Westhampton. The property is located approximately 3.1 miles west of Ellesmere town centre.

Weston is a peaceful rural hamlet in north Shropshire, located close to the market towns of Wem and Ellesmere, with Shrewsbury within easy reach. The area is known for its scenic countryside and proximity to waterways, including the nearby Llangollen Canal. Excellent road links, such as the A495, provide convenient access to surrounding towns and the wider region.

**DIRECTIONS**  
The property is located on the east side of Ellesmere that is accessed via the A495

**W3W**  
///many.easy.croaking

**ACCOMODATION**  
(all measurements are approximate)

The accommodation comprises of following

**GROUND FLOOR**  
Entrance Hallway 3'6 x 3'7  
With light fitment  
Living Room 20'5 x 14'11  
With two light fitments and two radiators  
Under stairs cupboard 2'11 x 4'3  
Extension:  
Kitchen 9'1 x 16'11  
With kitchen units, light fitment and radiator  
Second hallway area 8'10 x 4'1  
Room 1 - 10'1 x 13'10  
Bathroom 9'3 x 9'3  
Room 2 - 10'1 x 13'9

**FIRST FLOOR**  
Landing 2'11 x 6'7  
With light fitment  
Bedroom 1 - 9'6 x 7'8  
With light fitment and radiator  
Bedroom 2 - 9'5 x 10'6  
With light fitment and radiator  
Bedroom 3 - 10'6 x 9'6  
With light fitment and radiator  
Room/ previous bathroom 7'2 x 8'6  
with built in shelving

**OUTSIDE**  
Outbuilding 12'5 x 20'4

**GARDENS**

**SERVICES**  
(not tested at the time of inspection)  
We understand that mains water, electricity, drainage with oil fired central heating are connected to the property.

**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.

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**COUNCIL TAX BAND**  
B

**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.