

FOR SALE BY AUCTION

2 The Elms, Weston, SY4 5LS



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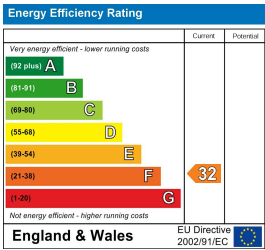
Auction Guide Price £89,000

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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



01743 450730

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



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*****Auction Guide Price***** £89,000- £99,000

This spacious three-bedroom semi-detached home is set in the quiet hamlet of Weston. Offering generous accommodation including a living room, kitchen, utility, and bathroom, the property requires modernisation. Built of traditional brick, it benefits from ample off-road parking and presents a fantastic opportunity for a renovation project in a peaceful rural setting.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Spacious three-bedroom semi-detached home
- Located approximately 5 miles north of Wem
- In need of a scheme of general modernisation
- Ample parking and generous gardens
- 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.

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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 in the rural hamlet of Weston, approximately 5 miles north of Wem and within easy reach of Shrewsbury.

DIRECTIONS
The property is located in the hamlet of Weston, conveniently accessed via the A49, providing good links to nearby towns.

WSW
///functions.mondays.collects

ACCOMODATION
(all measurements are approximate)

The accommodation comprises of following

GROUND FLOOR
Entrance Hallway 6'7 x 4'0
With light fitment
Living Room 13'8 x 15'0
With fan/ light fitments and two electric radiators
Kitchen 13'6 x 10'0
With kitchen units, light fitment and Eletric radiator
Pantry 2'11 x 7'6
Utility 7'3 x 9'5
Downstairs W/C

FIRST FLOOR
Landing 6'3 x 5'0
With light fitment
Bedroom 1- 10'4 x 7'7
With light fitment and Eletric radiator
Bedroom 2 - 13'10 x 8'1
With light fitment, Eletric radiator and cupboard off
Bedroom 3 - 13'4 x 10'1
Bathroom 6'0 x 6'8

OUTSIDE

GARDENS
SERVICES
(not tested at the time of inspection)
We understand that mains water, electricity, drainage 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.

COUNCIL TAX BAND
C

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.