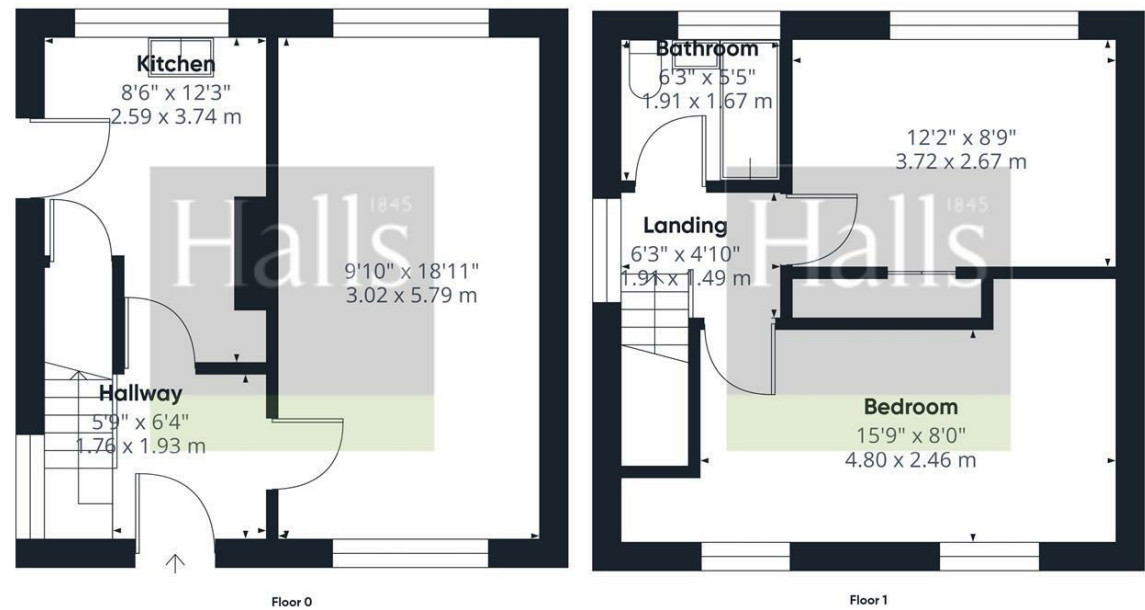


FOR SALE BY AUCTION

83 Shrewsbury Road, Market Drayton, TF9 3DN

Halls



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Approximate total area^m
680 ft²
63.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

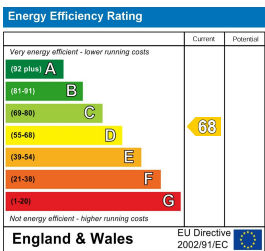
FOR SALE BY AUCTION Auction Guide Price £80,000

83 Shrewsbury Road, Market Drayton, TF9 3DN

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 located in a popular residential area of Market Drayton, just 0.5 miles from the town centre and close to local amenities. The property requires general modernisation but offers spacious accommodation including a sitting room, kitchen, bathroom, and outbuilding. Externally, there are front and rear gardens, on-street parking, and gas central heating. An excellent opportunity for investors or buyers seeking a renovation project — early viewing is highly recommended.



Halls

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
- Established residential area
- Located in proximity to all local amenities
- In need of a scheme of general modernisation
- Front and rear 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.

A two-bedroom semi-detached house located in a popular residential area of Market Drayton, just 0.5 miles from the town centre and close to local amenities. Offered for sale by public auction through Halls Holdings on behalf of Connexus, the property requires general modernisation but offers spacious accommodation including a sitting room, kitchen, bathroom, and outbuilding. Externally, there are front and rear gardens, on-street parking, and gas central heating. An excellent opportunity for investors or buyers seeking a renovation project — early viewing is highly recommended.

SITUATION
The property is located fronting onto Shrewsbury Road in an established residential area of Market Drayton, within close proximity to a range of local amenities. It is situated approximately 0.5 miles east of Market Drayton town centre, providing convenient access to shops, schools, and transport links.

Market Drayton is a market town and civil parish on the banks of the River Tern in Shropshire, England. It is close to the Cheshire and Staffordshire borders. It is located between the towns of Whitchurch, Wem, Nantwich, Newcastle-under-Lyme, Newport and the city of Stoke on Trent. The town is on the Shropshire Union Canal and bypassed by the A53 road.

DIRECTIONS
The property is located on the south side of Shrewsbury Road in Market Drayton, within an established residential area close to the town centre and local amenities.

W3W
///sobered.washable.scan

ACCOMODATION
(all measurements are approximate)

The accommodation comprises of following

GROUND FLOOR
Entrance Hallway 5'9 x 6'4
With light fitment and radiator
Kitchen 8'6 x 12'3
With kitchen units and light fitment and radiator
Sitting room9'10 x 18'11
With light fitment and radiator

FIRST FLOOR
Landing 6'3 x 4'10
With light fitment
Bedroom 1- 15'9 x 8'0
With light fitment and radiator
Bathroom 12'2 x 8'9
With sanitary installations, light fitment and radiator
Bedroom 2 12'2 x 8'9
With light fitment and radiator with cupboard off

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.