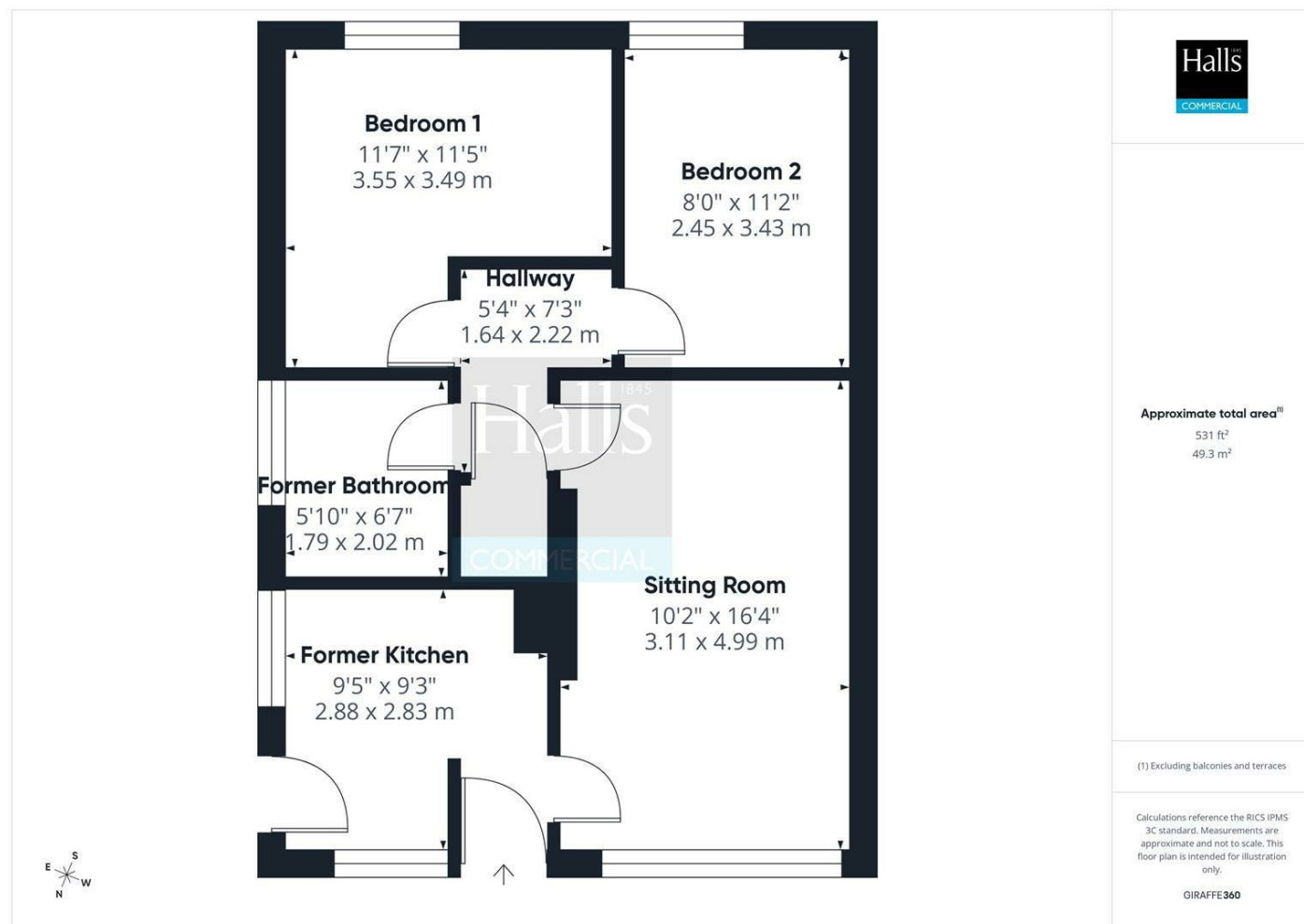


46A White Lodge Park, Shawbury, Shrewsbury, SY4 4NT



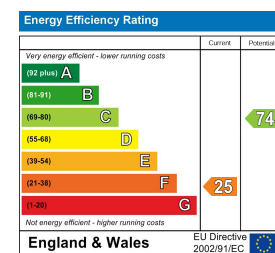
FOR SALE BY AUCTION Auction Guide Price £75,000

46A White Lodge Park, Shawbury, Shrewsbury, SY4 4NT

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 ** £75,000- £95,000**

This semi-detached two-bedroom bungalow is located at the end of a quiet cul-de-sac and offers excellent potential for renovation. The accommodation includes an entrance leading to the former kitchen, sitting room, former bathroom, airing cupboard and two bedrooms. Externally, the property benefits from a small storage cupboard to the front, a driveway with potential to extend, and a manageable garden to the side and rear. The interior has been stripped out, and the property is currently presented as an empty shell, providing a good opportunity for refurbishment.



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.





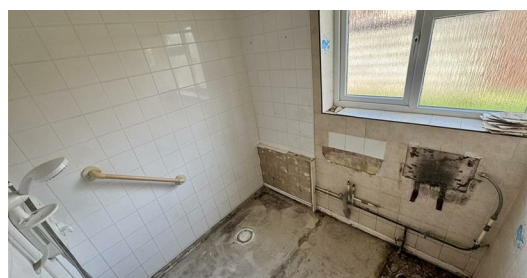
1 Reception Room/s



2 Bedroom/s



null Bath/Shower Room/s



- Semi-detached two-bedroom bungalow at the end of a quiet cul-de-sac
- Excellent opportunity for refurbishment or modernisation
- Property stripped back and currently an empty shell
- Drive-way and compact garden to the side and rear
- Viewing highly recommended

Description

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

This semi-detached two-bedroom bungalow is situated at the end of a quiet cul-de-sac and offers an excellent opportunity for refurbishment. The accommodation currently comprises an entrance leading to the former kitchen, sitting room, former bathroom, airing cupboard and two well-proportioned bedrooms. Externally, the property benefits from a small storage cupboard to the front, a generous driveway with scope to extend and a manageable garden located to the side and rear. The property has been stripped back internally and is now presented as an empty shell, providing an ideal blank canvas for renovation. Constructed of traditional brick beneath a tiled roof, the property offers a solid structure with significant potential for improvement and modernisation.

Situation

The property is situated on White Lodge Park, at the end of a quiet cul-de-sac, within the village of Shawbury. The village offers a range of local amenities including shops, schools and public houses. The property also benefits from convenient road links to nearby towns including Shrewsbury, Telford and Market Drayton, providing access to a wider range of services, amenities and transport connections.

WSW

///firms.armrests.financial

Accommodation

[all measurements are approximate]

The accommodation comprises of following

Ground Floor

Former Kitchen: 9'5 x 9'3
 Sitting Room 10'2 x 16'4
 Former Bathroom 5'10 x 6'7
 Bedroom 1: 11'7 x 11'5
 Bedroom 2: 8'0 x 11'2

Outside

Small External store to entrance

Gardens

The property benefits from a small driveway with scope to extend, subject to any necessary consents. It also provides a small, manageable garden area to the side and rear of the property.

Services

[not tested at the time of inspection]
 We understand that mains water including drainage and electricity are to the property.

Council Tax Band

B

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.

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 1st May 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm. 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.

EPC

F

Bidding on Behalf of Another Party (Third Party Bi

Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.