

37 Dalelands West, Market Drayton, TF9 1DQ



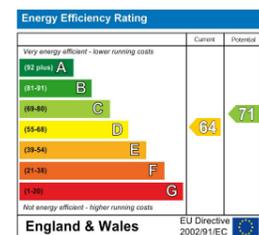
FOR SALE BY AUCTION £110,000

37 Dalelands West, Market Drayton, TF9 1DQ

**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 \*\*** £110,000- £130,000

This three-bedroom semi-detached home is located in a popular and established residential neighbourhood, close to local amenities and within easy reach of Market Drayton town centre. The property offers well-proportioned accommodation, including two reception rooms, a kitchen with adjoining utility, a ground floor W/C, three generously sized bedrooms, and a family bathroom. Outside, the home has a large front garden, side access, and a spacious rear garden, with on-street parking available.



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



- Spacious Three-Bedroom Semi-Detached home
- Quiet location with easy access to all amenities
- Well-proportioned accommodation throughout
- On-street parking conveniently available
- Potential for driveway subject to planning
- Viewing highly recommended

### Description

Halls Holdings Limited are favoured with the instructions from Connexus to offer this property for sale by Public Auction on Friday 27th February 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR.

Conveniently located in a well-established residential area of Market Drayton, 37 Dalelands West enjoys easy access to a wide range of local amenities including supermarkets, independent shops, cafés, schools, and leisure facilities. The town centre is within easy reach, and the property is well positioned for the A53 and A41, providing convenient road links to Shrewsbury, Stoke-on-Trent, Whitchurch, and the wider region.

This Three-Bedroom Semi-Detached Home is situated in a popular and well-established residential area, this three-bedroom semi-detached property is conveniently positioned close to local amenities and within easy reach of Market Drayton town centre. The property offers well-proportioned accommodation throughout, beginning with a spacious entrance hallway. The ground floor comprises a comfortable sitting room, a separate dining room with useful storage cupboard, a fitted kitchen with adjoining utility room, and a convenient downstairs W/C, to the first floor are three generously sized bedrooms, all served by a family bathroom. Externally, the property benefits from an extensive front garden, side access, and a good-sized rear garden, ideal for families or outdoor entertaining. On-street parking is available. This attractive home offers excellent space both inside and out, and viewing is highly recommended to fully appreciate its potential and location.

### Situation

37 Dalelands West is a tucked-away, peaceful property, yet still within easy reach of Market Drayton's shops, schools, and local amenities: offering the perfect balance of tranquillity and convenience.

### Directions

From Market Drayton town centre, head out along Shrewsbury Road towards the Dalelands area, where 37 Dalelands West is tucked away in a quiet residential setting, yet remains conveniently close to the town's shops, schools, and amenities.

### W3W

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### Accommodation

(all measurements are approximate)

The accommodation comprises of the following

### Ground Floor

Hallway 7'5 x 2'11  
with light fitment and radiator  
Sitting room 11'9 x 17'0  
with light fitment and radiator  
Dining room 11'1 x 10'7  
with light fitment and radiator and cupboard off  
Kitchen 9'10 x 9'6  
with light fitment  
Utility hallway 5'3 x 3'10  
with light fitment and radiator  
Utility room 4'3 x 7'3  
with light fitment  
Downstairs w/c 5'3 x 3'1  
with light fitment and radiator

### First Floor

Landing 8'3 x 2'10  
with light fitment and cupboard off  
Bedroom 1- 8'7 x 7'10  
with light fitment and radiator  
Bedroom 2- 11'9 x 8'10  
with light fitment and radiator  
Bedroom 3- 11'1 x 10'9  
with light fitment and radiator  
Bathroom 7'2 x 5'10  
with light fitment and radiator

### Outside/Gardens

The property benefits from enclosed front and rear gardens, with convenient side access. There is potential to create a driveway at the front of the property, subject to planning permission and approval from the highways authority.

### Services

Services (not tested at the time of inspection)  
We understand that mains water and electricity are connected to the property. The property is believed to benefit from gas 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

B

### Local Authority

Shropshire Council  
Guildhall  
Frankwell Quay  
Frankwell  
Shrewsbury  
SY3 8HQ

### Method of Sale

The property will be offered for sale by Public Auction on Friday 27th February 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR. Please contact the office for further information. 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.

### Buyers Premium

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, the will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT, i.e (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).