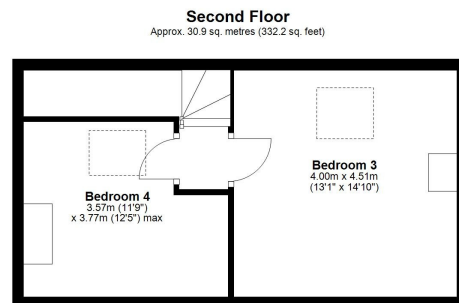
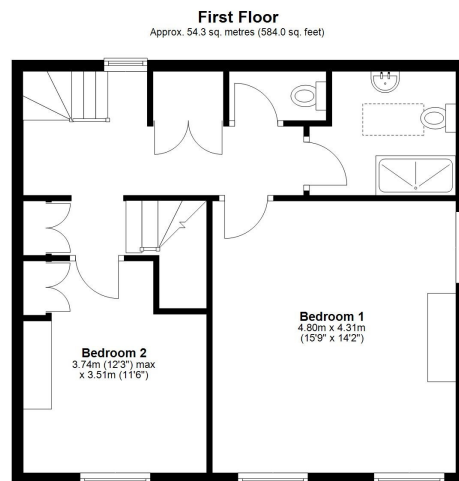
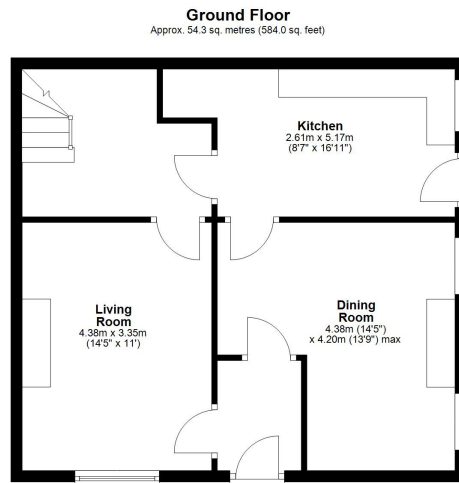




3 Crown Street, Wem, Shrewsbury SY4 5EB
Guide Price: £191,000

For Sale by Online Auction
Closing date: Monday 31st August 2026 at 2pm



Total area: approx. 139.4 sq. metres (1500.1 sq. feet)

Summary

- Guide price £191,000 Region
- 4 bedroom detached house
- Council Tax – Band B
- EPC – Band E

TENURE

The property is freehold and will be sold with vacant possession upon completion.

Local Authority:

Shropshire Council
The Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND.
03456 789 000

For further information contact:

Sam Foster
sam.foster@cgpooks.co.uk

01743 27 66 66

This very attractive and recently improved detached property is tucked away on a quiet and private street, yet conveniently located within the centre of this popular market town and just a few minutes' walk from the railway station. The property is being sold by online traditional auction – the auction closes on the 31st August at 2pm



- Spacious and light accommodation over 3 floors with lots of original features.
- Entrance hall with doors to both the separate living and dining rooms, which have exposed beams, fireplaces and windows to 3 elevations.
- Kitchen/breakfast room with fitted units and wood effect flooring, integrated appliances, window and part glazed door to side.
- Good sized rear hall with staircase to a spacious first floor landing, where there are 2 double bedrooms, shower room and a separate wc.
- Further enclosed staircase from the first to the second-floor landing, which provides access to 2 further double bedrooms.
- Gas fired central heating.
- Double gated access to a private driveway and courtyard garden. To the rear of the property there is also a useful secure store.
- Stones throw from the High Street and its various shops, pubs and supermarket. The property is also close to the local schools and Wem's mainline railway station which provides direct access to both Birmingham and Manchester.
- No onward chain.
- Sold via traditional online auction, starting on Friday 31st July and ending at 2pm on Monday 31st August. Visit www.bambooproptech.com for more information



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METHOD OF SALE

The property will be offered for sale by ONLINE TRADITIONAL AUCTION (unless sold prior).

The sellers reserve the right to withdraw or alter the property for sale prior to the auction end date. To view the live auction visit our website and click on the Online Auctions tab where you will find the property.

COMPLETION

The completion date will be within 20 days of the auction ending.

AUCTION END DATE AND TIME

31st August 2026 at 2pm

VIEWING

Contact Cooper Green Pooks on 01743 276666 to arrange a viewing.

Viewers should register the time and date of their proposed viewing with Cooper Green Pooks **prior** to arriving at the property by emailing Sam Foster sam.foster@cgpooks.co.uk. Viewers will need to produce photo ID at the property (either passport or driving licence) before they will be allowed to view. For verification and security, the ID will be photographed by a representative of Cooper Green Pooks.

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction.

There will be a requirement for all bidders to register via the online sales site and complete the ID checks.

LEGAL PACK

Copies of the Legal Pack and Special Conditions of Sale will be available online to be downloaded via the tab on the online auction listing page. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

Link:

DEFINITION OF AUCTION RESERVE and GUIDE PRICE

The Guide Price is an indication of the seller's expectation. The Reserve Price is a figure below which the property will not be sold.

The Reserve Price will not be disclosed but will be set at no more than 10% above the Guide Price. The reserve may be set at above or below the guide price.

Guide prices and reserve prices may change at any time prior to the close of the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. The special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

SOLICITOR ACTING

[Danielle Davies – PCB Solicitors](#)

[01743 237132 – danielle.davies@pcblaw.co.uk](mailto:danielle.davies@pcblaw.co.uk)

BUYERS' FEES

This property is sold subject to the payment of a non-refundable buyer fee of £6,950 including VAT of the successful bid.

The non-refundable buyer fee will be taken from the successful bidders bank account by Bamboo Auctions immediately the auction ends.

The buyer fee is in addition to the purchase price. Please take this into account when bidding.

This property is being sold using the traditional method of auction which requires the completion of the purchase within 20 days of the auction end date. The successful bidder is committed to pay 10% of the purchase price (the total of the final bid and the buyer fee) by 12pm the next business day after the close of the auction.

There are no other fees or charges payable to the Auctioneer, however there are other costs to consider such as:

- You will need a Solicitor to act for you during the purchase and your Solicitor will advise you in relation to their fees and any associated costs.
- Stamp Duty Land Tax (SDLT) will be payable and will be calculated based on the total of the purchase price and the non-refundable reservation fee.

Stamp duty is payable on non-refundable reservation fees when buying a property at auction, in addition to the property purchase price as these fees are considered part of the "chargeable consideration" for the property and are included in the calculation of the total amount on which stamp duty is due.

