

FOR SALE BY AUCTION

13 Cross Bank, Church Stretton, SY6 6QZ

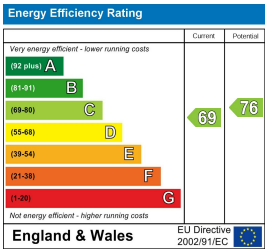


FOR SALE BY AUCTION Auction Guide Price £112,500

13 Cross Bank, Church Stretton, SY6 6QZ

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***** £112,500- £130,500

A three-bedroom semi-detached house in a popular residential area of Church Stretton, close to local amenities and on the edge of Little Stretton. The property offers spacious accommodation including a sitting room, open-plan kitchen/dining area, three bedrooms, bathroom, WC, and integral stores. It benefits from front and rear gardens and off-road parking. In need of modernisation, the property offers excellent potential. Viewing highly recommended.



01743 450730

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



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- 3 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 and off road parking
- 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 on Friday 28th November 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR.

Church Stretton is a market town and civil parish in Shropshire, England, 13 miles (21 km) south of Shrewsbury and 15 miles (24 km) north of Ludlow. The population in 2011 was 4,671.

The town was nicknamed Little Switzerland in the late Victorian and Edwardian period for its landscape, and became a health resort. The local geology includes some of the oldest rocks in England and a notable fault is named after the town.

Church Stretton is in the Shropshire Hills Area of Outstanding Natural Beauty.

The property comprises of a 3 bedroomed semi detached house and has a front and rear garden and off road parking. The property is arranged to provide on the ground floor a reception entrance lobby, an open plan dining and kitchen area, sitting room, stores and on the first floor a landing, three bedrooms, toilet and bathroom. There is an outside stores area that is integral to the main property structure. The property requires some modernisation, but has significant potential that can only be appreciated by undertaking an inspection of the property. There is an outside stores area that is integral within the main property structure. The property is of traditional brick construction sitting under a slate roof cover. The property provides generously sized accommodation.

The property has a front and rear garden area with off road parking.

SITUATION
The property is located fronting onto Cross Banks in an established residential area of the town of Church Stretton and is located on the edge of the town of Church Stretton where it merges into Little Stretton and is located within proximity of all local amenities. The property is located approximately 1 miles south of Church Stretton town centre.

DIRECTIONS
The property is located on the west side of Cross Bank which is accessed from Ludlow Road in the town of Church Stretton.

W3W
///grinders.jokers.watchdogs

ACCOMODATION
(all measurements are approximate)

The accommodation comprises of following

GROUND FLOOR
Entrance lobby 5'1" x 4'1"
With light fitment
Open plan Dining Area and Kitchen 13'4" x 11'11" plus 7'3" x 13'2"
With light fitment and radiators with kitchen units
Sitting Room 13'10" x 11'11"
With light fitment and radiator
Stores 6'1" x 2'11"
With light fitment
Understairs stores 3'1" x 3'1"
With light fitment

FIRST FLOOR
Landing 3'11" x 4'10" plus 5'9" x 8'3"
With light fitment
Bedroom 1 8'3" x 8'9"
With light fitment and radiator
Bathroom 5'9" x 6'
With sanitary installations, light fitment and radiator
Toilet 2'8" x 4'8"
Bedroom 2 10'3" x 12'8" plus 3'2" x 5'11"
With light fitment and radiator
Bedroom 3 8'10" x 12'2"
With light fitment and radiator

OUTSIDE
Stores- integral to property 3'1" x 5'9"

GARDENS
Off road car parking

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
B

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. 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.