

208 Shrewsbury Road, Market Drayton, TF9 3EP



Ground Floor

First Floor

Approximate total area¹
944 ft²
87.8 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.

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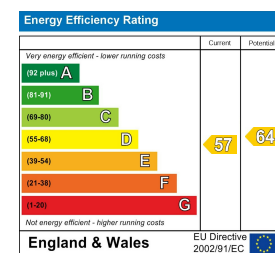
FOR SALE BY AUCTION By Auction £150,000

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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 ** £150,000- £170,000**

Occupying a generous plot, this spacious semi-detached property offers flexible accommodation with the added benefit of a ground-floor bedroom and en-suite, creating the potential for annexe-style living. The property also benefits from substantial gardens, useful outbuildings, and ample scope for modernisation and improvement, making it an attractive opportunity for a range of purchasers. Situated on the outskirts of Market Drayton, it enjoys convenient access to local amenities.



01743 450730

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



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1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Four-bedroom semi-detached house
- Ground-floor bedroom with en-suite
- Generous gardens and outbuildings
- Scope for modernisation
- Convenient Market Drayton location
- 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 24th July 2026 at 2pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR.

This spacious four-bedroom semi-detached home is situated on Shrewsbury Road, on the outskirts of Market Drayton. The property offers generous accommodation comprising a reception room, kitchen, pantry, and a family bathroom to the ground floor. In addition, there is a ground-floor accessible bedroom with an en-suite, providing flexible living arrangements. To the first floor are three well-proportioned bedrooms. Externally, the property benefits from sizeable front and rear gardens, together with a shed, separate outhouse, and additional store. The rear garden can be accessed via a side passage from the front of the property. On-street parking is available to the front. Constructed of traditional brick elevations, the property would benefit from a programme of modernisation throughout but offers excellent potential to create a spacious and attractive family home.

Situation

The property is situated on Shrewsbury Road in Market Drayton, within convenient reach of the town centre, which offers a wide range of amenities including supermarkets, independent retailers, cafés, and restaurants. The area is well served by primary and secondary schools, healthcare facilities including GP surgeries and a medical centre, and leisure amenities such as a swimming pool and fitness centre. The property also benefits from excellent transport links, with easy access to the A53 and A41, providing connections to Shrewsbury, Whitchurch, Telford, and the surrounding areas.

Accommodation

(all measurements are approximate)

The accommodation comprises of following

Ground Floor

Hallway 3'10 x 3'6
 Living Room 14'2 x 11'4
 Kitchen- TBC
 Pantry 2'9 x 5'5
 Hallway 4'11 x 3'10
 Bedroom 1: 10'10 x 10'1
 Bathroom 10 x 7'7

First Floor

Landing 8'3 x 2'7
 Bedroom 2: 14'4 x 10'3
 Bedroom 3: 8'11 x 11
 Bedroom 4: 8 x 7'11

Outside

Front and rear gardens with side access, useful external storage, and off-street parking.

Services

(not tested at the time of inspection)

We understand that mains water including drainage and electricity are connected to the property, with gas central heating.

EPC

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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.

WSW

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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 24th July 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm. 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.

Bidding on Behalf of Another Party

(Third Party Bidding)

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.

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.