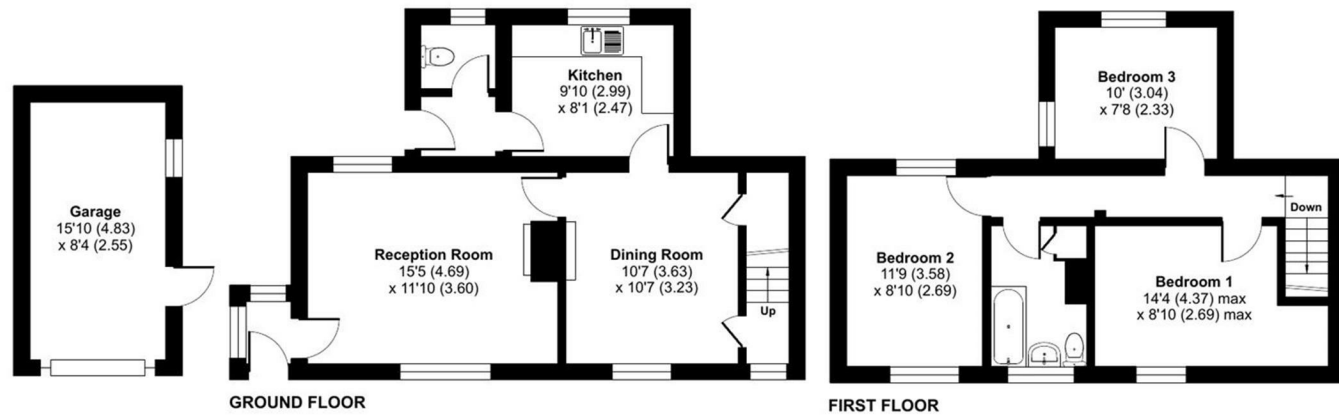


FOR SALE



Bramble Cottage, Hereford Road, Bayston Hill, Shrewsbury, SY3 0DD

Approximate Area = 941 sq ft / 87.4 sq m
Garage = 133 sq ft / 12.4 sq m
Total = 1074 sq ft / 99.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1456683



FOR SALE

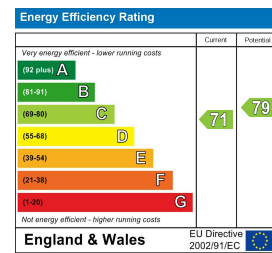
Auction Guide Price £80,000 - £100,000

Bramble Cottage, Hereford Road, Bayston Hill, Shrewsbury, SY3 0DD

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 £80,000 - £100,000 ***

A highly desirable mature semi detached house, with well proportioned accommodation in need of updating, providing good size gardens in a convenient and popular location.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury 3.2 miles and Telford 15.5 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Convenient location close to amenities
- Well proportioned rooms
- Driveway parking and garage
- Good size gardens
- NO ONWARD CHAIN

DESCRIPTION

Situated in the highly sought-after village of Bayston Hill, just a short distance from Shrewsbury, Bramble Cottage enjoys a most convenient location with an excellent range of local amenities within walking distance. This mature semi-detached home offers generously proportioned accommodation throughout and presents an exciting opportunity for improvement and renovation, making it ideal for buyers wishing to create a home tailored to their own tastes and requirements.

The accommodation briefly comprises an entrance porch leading into the main hallway, two spacious reception rooms including a comfortable sitting room and separate dining room, together with a kitchen positioned to the rear of the property and a useful guest WC completing the ground floor accommodation.

To the first floor are three well-sized bedrooms and the family bathroom.

Outside, the property benefits from ample driveway parking and a detached garage. The majority of the gardens are situated to the rear and are laid mainly to flowing lawns with a crazy paved patio area and well-stocked shrubbery borders, providing an attractive outdoor space with excellent potential.

Bramble Cottage represents a wonderful opportunity to acquire a traditional home in a popular village setting, offering scope for modernisation whilst enjoying excellent access to both village amenities and the nearby county town of Shrewsbury.

GENERAL REMARKS

IMPORTANT ANTI-MONEY LAUNDERING (AML) CHECKS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated 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 www.hallsgb.com/aml-requirements.

METHOD OF SALE

The property will be offered for sale by PUBLIC AUCTION ON FRIDAY 24TH JULY 2026 AT 2PM AT HALLS HOLDINGS HOUSE, BOWMEN WAY, BATTLEFIELD, SHREWSBURY, SY4 3DR. The Auctioneers, as agents, on behalf of 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.

BOUNDARIES, ROADS & FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

CONTRACT OF SPECIAL CONDITIONS OF SALE

The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of VENDORS SOLICITORS: MRS CLAIRE JENKINS, WACE MORGAN SOLICITORS, SEQUOIA HOUSE, ANCHORAGE AVENUE, SHREWSBURY BUSINESS PARK, SHREWSBURY, SY2 6FG - 01743 280122, approximately 14 days prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and is set at 3.5% plus VAT of the hammer price, subject to a minimum fee of £4,000 plus VAT (£4,800).

BUYERS REGISTRATION

Purchasers interested in bidding for a lot are required to complete a BUYERS' REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. FAILURE TO REGISTER MAY RESULT IN THE AUCTIONEER REFUSING TO ACCEPT YOUR BID.

GUIDE PRICE/RESERVE

*Guides are provided as an indication of each sellers 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.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.