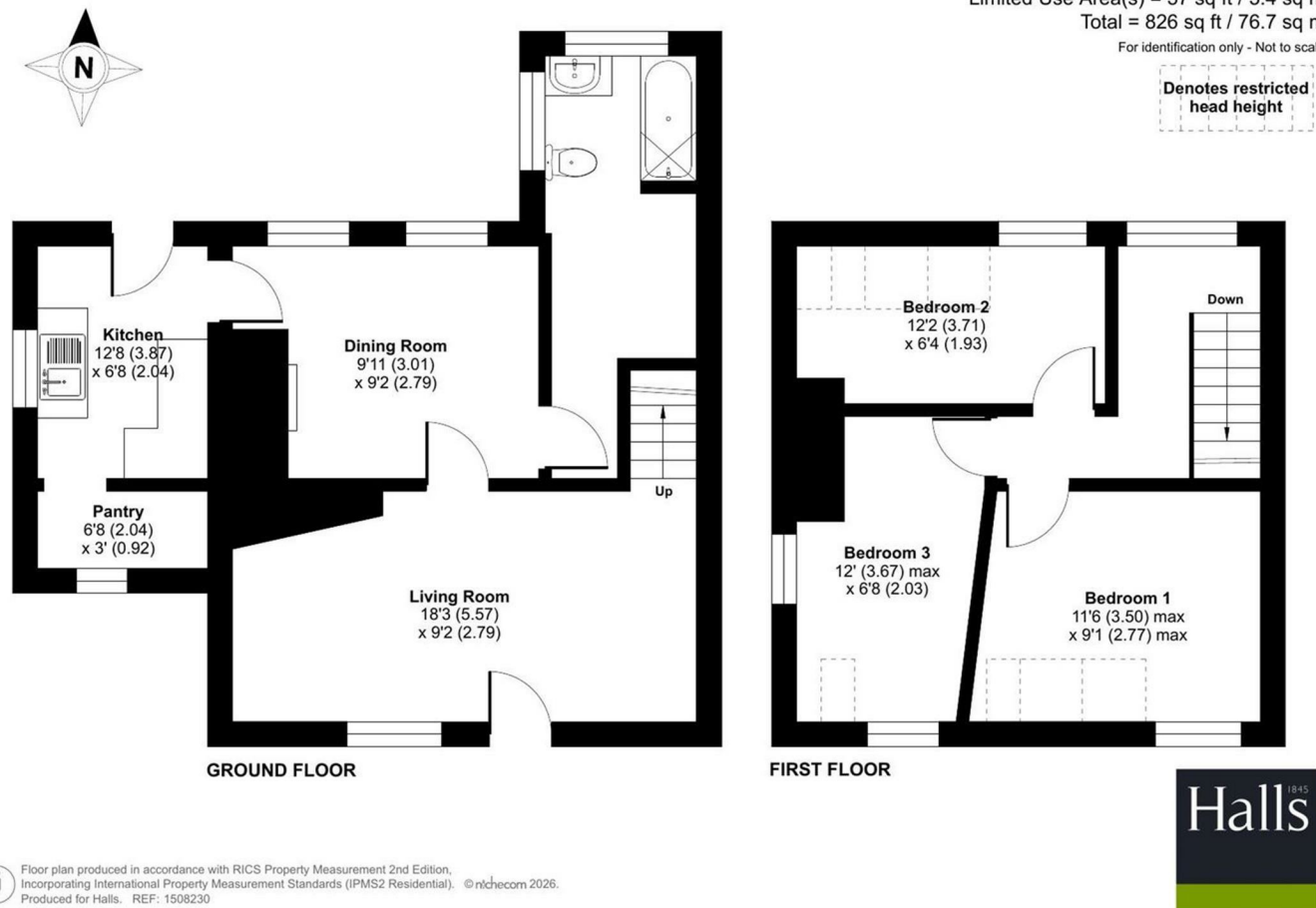


FOR SALE

14 Grafton, Montford Bridge, Shrewsbury, SY4 1HF



FOR SALE

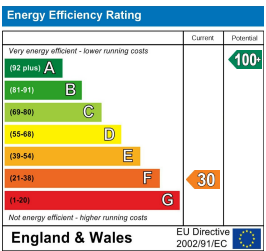
Auction Guide Price £80,000 - £100,000

14 Grafton, Montford Bridge, Shrewsbury, SY4 1HF

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 charming Grade II Listed semi detached cottage, requiring extensive renovation, with excellent potential to extend (STPP), set in lovely large gardens in this pretty rural location. In all approx 0.2 acres.



01743 236444

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

MILEAGES: Shrewsbury 6.8 miles, Telford 20.6 miles. All mileages are approximate.



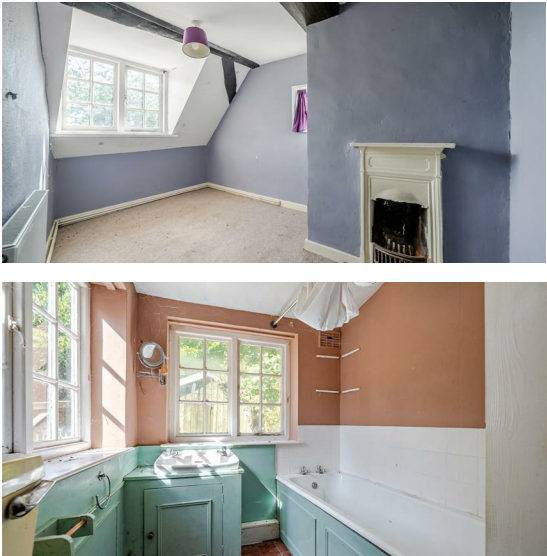
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Grade II Listed
- Excellent scope for refurbishment
- Lovely rural location
- Fantastic large gardens
- In all approx 0.2 acres
- NO ONWARD CHAIN

DIRECTIONS
Heading north along the A5 from Shrewsbury, take the right-hand turning for Montford Bridge. After 0.4 miles, take the left-hand turning signposted for Fitz. Follow the road for approximately 1.5 miles, there are a pair of black and white cottages on the right hand side. 14 Grafton is the left side of the pair.

SITUATION
Grafton is a lovely rural hamlet, located approximately 7 miles from the county town of Shrewsbury. The village of Baschurch is around 3.5 miles away and provides a shop, village hall, pub and restaurant, alongside popular primary and secondary schools. Further and more extensive amenities can be found in the market town of Shrewsbury, which offers an extensive range of amenities, together with a rail service.

DESCRIPTION
A charming Grade II Listed three-bedroom cottage, occupying a peaceful position within a quiet hamlet and offering an exciting opportunity for renovation and enhancement.

14 Grafton is a characterful Grade II Listed cottage which offers a wonderful opportunity to create a truly wonderful home. Whilst the property would benefit from extensive renovation, it retains a wealth of period character and provides excellent scope to uncover and enhance its inherent potential.

The accommodation offers two reception rooms, a ground floor bathroom and three first floor bedrooms. The property retains a number of traditional features which reflect its history and Listed status, providing an attractive foundation from which to create a beautifully restored period cottage.

Outside, gated access leads to a gravelled driveway which provides generous parking space. The gardens are of a fantastic size, being laid to flowing lawns, whilst incorporating herbaceous borders and mature trees. Set in all approx 0.2 acres.

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 25TH SEPTEMBER 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: Ms Jayne Woodland, Forsters Solicitors, 22 Baker Street, London, W1U 3BW - 020 7863 8566 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, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

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 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
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.

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 and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.

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