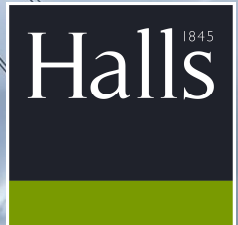


1 Lowe Hill Gardens, Wem, Shrewsbury, SY4 5TZ



Ground Floor

- Outhouse: 3'10" x 10'9" (1.17 x 3.28 m)
- Kitchen: 9'9" x 11'8" (2.98 x 3.57 m)
- Living Room: 13'9" x 18'7" (4.21 x 5.67 m)
- Pantry: 2'6" x 6'3" (0.77 x 1.91 m)
- Hallway: 10'11" x 6'2" (3.33 x 1.89 m)

First Floor

- Bedroom: 8'3" x 11'10" (2.53 x 3.62 m)
- Bedroom: 13'8" x 10'4" (4.18 x 3.17 m)
- Bedroom: 9'10" x 7'10" (3.01 x 2.41 m)
- Bathroom: 6'3" x 6'2" (1.93 x 1.88 m)
- Landing: 7'0" x 3'3" (2.15 x 1.02 m)

Approximate total area[®]

- 871 ft²
- 80.8 m²

Reduced headroom

- 9 ft²
- 0.8 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

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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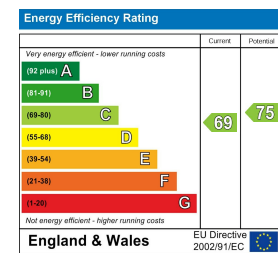


FOR SALE BY AUCTION Auction Guide Price £100,000

1 Lowe Hill Gardens, Wem, Shrewsbury, SY4 5TZ

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 **£100,000- £120,000**

A three-bedroom semi-detached house situated in the popular market town of Wem. The property benefits from off-road parking, generous side and rear gardens, and an integral storage area. The accommodation comprises a reception hallway, sitting room, kitchen with pantry, three bedrooms and a family bathroom. Requiring full refurbishment, the property offers excellent potential and is conveniently located close to local amenities, schools, the railway station and road links.



01743 450730

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



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.





1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three-bedroom semi-detached house
- Off-road parking and generous side and rear gardens
- Reception hallway, sitting room, kitchen with pantry and family bathroom
- Integral storage area accessed
- Requires modernisation with excellent potential for improvement
- Conveniently located close to Wem town centre, schools and transport links
- 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.

The property comprises a three-bedroom semi-detached house with a generously sized garden to the front, side and rear, together with off-road parking. The accommodation is arranged to provide, on the ground floor, a reception hallway, sitting room, kitchen and pantry. To the first floor there is a landing, three bedrooms and a family bathroom. There is also an integral storage area accessed from the kitchen. The property requires a degree of modernisation but offers significant potential, which can only be fully appreciated by undertaking an internal inspection. The property is of traditional brick construction beneath a pitched tiled roof.

Situation

Conveniently situated in the historic market town of Wem, 1 Lowe Hill Gardens is close to local shops, cafés, pubs, schools, and community facilities. The town also has a railway station with regular services to Shrewsbury and Crewe, and excellent road links via the A49, making it well placed for commuting and regional travel.

Accommodation

(all measurements are approximate)

The accommodation comprises of following

Ground Floor

Hallway 10'11 x 6'2
Living Room 13'9 x 18'7
Kitchen 9'9 x 11'8
Pantry 2'6 x 6'3
Outhouse 3'10 x 10'9

First Floor

Landing 7 x 3'3
Bedroom 1: 9'10 x 7'1
Bedroom 2: 13'8 x 10'4
Bedroom 3: 8'3 x 11'10
Bathroom: 6'3 x 6'2

Outside

The property benefits from a small front garden with off-road parking, together with generous side and rear gardens and an integral storage area.

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

C

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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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 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.

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.

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.