

23 Queensway, Wem, Shrewsbury, SY4 5BY



**Ground Floor**

**First Floor**

**Approximate total area**  
653 ft<sup>2</sup>  
60.7 m<sup>2</sup>

(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.

GIRAFFE360



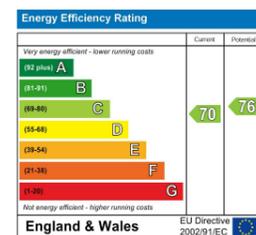
FOR SALE BY AUCTION £65,000

23 Queensway, Wem, Shrewsbury, SY4 5BY

**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 \*\*** £65,000- £85,000

A two-bedroom mid-terrace home in the popular and well-established village of Wem. The property offers well-proportioned living accommodation, comprising a sitting room and kitchen on the ground floor, with two double bedrooms, a bathroom, and a separate WC upstairs. Outside, there is a driveway to the front and an enclosed rear garden. While the property would benefit from modernisation, it presents an excellent opportunity for improvement and would also make a good investment.



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



2 Bedroom/s



1 Bath/Shower Room/s



- Two-bedroom mid-terrace home
- Quietly positioned in the desirable village of Wem
- Front driveway with scope to extend
- Close to local shops, schools, and amenities
- Excellent investment potential
- Early viewing strongly recommended

### Description

Halls Holdings Limited are favoured with the instructions from Connexus to offer this property for sale by Public Auction on Friday 27th February 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR.

Conveniently situated in the historic market town of Wem, 23 Queens Way 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.

A charming two-bedroom mid-terrace property located in the sought-after village of Wem. The accommodation is thoughtfully laid out, with two separate entrance doors: one leading into the hallway and one directly into the kitchen, providing flexible access. The ground floor comprises a sitting room and kitchen, while upstairs there are two double bedrooms, a bathroom, and a separate WC. Externally, the property benefits from a driveway to the front, an enclosed rear garden, and additional communal parking available for visitors. In need of modernisation, the home offers excellent potential for improvement and would also represent a strong investment opportunity.

### Situation

Located in the heart of Wem, 23 Queens Way is close to local shops, schools, and amenities, with excellent road and rail links to Shrewsbury and surrounding towns.

### Directions

Easily accessed from Wem town centre, with local shops and schools nearby, and the A49 providing quick links to Shrewsbury and surrounding towns.

### W3W

///ocean.ecologist.simulator

### Accommodation

(all measurements are approximate)

The accommodation comprises of the following

### Ground Floor

Hallway 4'5 x 3'11  
with light fitment and radiator  
Sitting room 18'4 x 9'11  
with two radiators and two light fitments  
Kitchen 16'9 x 10  
with two light fitments and two radiators

### First Floor

Landing 2'10 x 8'10  
with light fitment  
Bedroom 1- 13'7 x 10  
with light fitment, radiator and cupboard off  
Bedroom 2- 13'6 x 10'1  
with light fitment and radiator  
Bathroom 4'5 x 6'11  
with light fitment and radiator  
W/C- 2'11 X 3'11

### Outside/Gardens

The property enjoys an enclosed rear garden and a front driveway with side garden, offering potential to extend the parking area.

### Service Charge

Although the property is understood to be freehold, there is a shared service charge with 37 other properties for estate maintenance. For the year 2025/2026, the charge for 23 Queensway is approximately £38.00 per annum.

### Services

Services (not tested at the time of inspection)  
We understand that mains water and electricity are connected to the property. The property is believed to benefit from gas 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

A

### Local Authority

Shropshire Council  
Guildhall  
Frankwell Quay  
Frankwell  
Shrewsbury  
SY3 8HQ

### \*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.

### Method of Sale

The property will be offered for sale by Public Auction on Friday 27th February 2026 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.

### 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 set at 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).