

2 Cross Bank, Church Stretton, SY6 6QZ



Ground Floor

- Bathroom: 6'4" x 5'2" (1.94 x 1.59 m)
- Kitchen: 8'3" x 11'10" (2.52 x 3.61 m)
- Living Room: 14'9" x 11'9" (4.51 x 3.60 m)
- Hallway: 9'5" x 2'11" (2.89 x 0.90 m)
- 3'0" x 4'0" (0.93 x 1.24 m)

First Floor

- Bedroom: 6'7" x 9'11" (2.01 x 3.03 m)
- Bedroom: 8'2" x 10'6" (2.49 x 3.21 m)
- Bedroom: 12'6" x 11'10" (3.82 x 3.61 m)
- Landing: 6'1" x 3'0" (1.86 x 0.93 m)

Approximate total area
725 ft²
67.5 m²

Reduced headroom
7 ft²
0.7 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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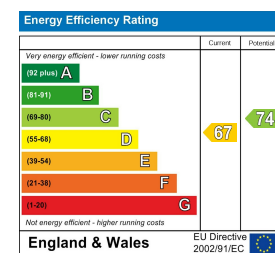
FOR SALE BY AUCTION Auction Guide Price £105,000

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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**** £105,000- £125,000

This three-bedroom semi-detached home offers generous living space with great potential for modernisation and improvement. It benefits from both front and rear gardens. The ground floor comprises an entrance hall, sitting room, kitchen, pantry, understairs storage, and bathroom, while the first floor provides three well-proportioned bedrooms. Set in an established residential area on the southern edge of Church Stretton close to local amenities, making it a well-located opportunity.

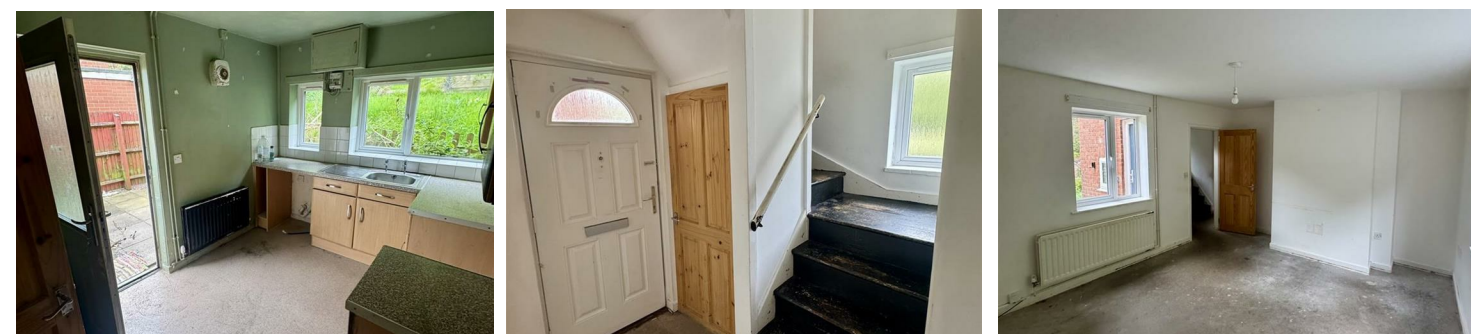


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Property Auctions
Halls Holdings House Battlefield, Shrewsbury, Shropshire, SY4 3DR



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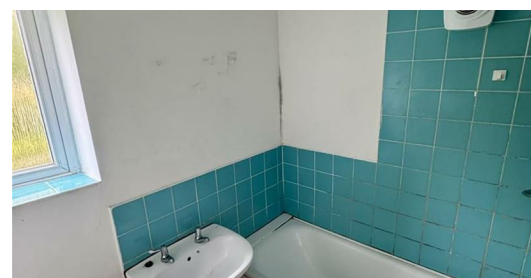
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Three-bedroom semi-detached property**
- **Front and rear gardens providing outdoor space**
- **Situated in an established residential area on the southern edge of Church Stretton**
- **First floor offers three well-proportioned bedrooms**
- **Requires updating with excellent potential for modernisation**
- **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 three-bedroom semi-detached home offers spacious accommodation and excellent potential for improvement. The property benefits from both front and rear gardens and is of traditional brick construction beneath a slate roof.

The ground floor comprises a generous entrance hall leading to a sitting room, kitchen, a small pantry, an understairs cupboard, and a downstairs bathroom. To the first floor, a landing provides access to three well-proportioned bedrooms.

While the property would benefit from some modernisation, it presents a fantastic opportunity for buyers to add value and create a comfortable family home. Its full potential can only be truly appreciated through an internal viewing.

Location

Church Stretton is a charming market town and civil parish nestled in the heart of Shropshire, approximately 13 miles south of Shrewsbury and 15 miles north of Ludlow. With a population of around 4,671 (2011 Census), it offers a welcoming community atmosphere combined with excellent local amenities.

Often referred to as "Little Switzerland" during the late Victorian and Edwardian era due to its striking landscape, the town gained popularity as a health resort and continues to be admired for its scenic surroundings.

Situated within the beautiful Shropshire Hills Area of Outstanding Natural Beauty, Church Stretton is renowned for its dramatic hills, walking routes, and unspoilt countryside. The area also boasts fascinating geology, including some of the oldest rocks in England and the well-known Church Stretton Fault.

Situation

The property is situated on the western side of Cross Bank, which is accessed from Ludlow Road, within the popular market town of Church Stretton.

Occupying a position within an established residential area, the property lies on the southern edge of the town, where Church Stretton merges into Little Stretton. It enjoys convenient access to a range of local amenities and is located approximately one mile south of the town centre.

WSW

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Accommodation

[all measurements are approximate]

The accommodation comprises of following

Ground Floor

Hallway 9'5 x 2'11
Understairs storage 3'0 x 4'0
Living Room 14'9 x 11'9
Kitchen 8'3 x 11'10
Bathroom 6'4 x 5'2

First Floor

Landing 6'1 x 3'0
Bedroom 1: 12'6 x 11'10
Bedroom 2: 8'2 x 10'6
Bedroom 3: 6'7 x 9'11

Gardens

The property is approached via a pathway from Cross Bank and enjoys extensive front and rear gardens, offering attractive woodland views. There is also a useful paved side access providing access to the rear of the property.

Services

[not tested at the time of inspection]

We understand that mains water, electricity, drainage and gas are connected to the property. The property has the benefit of gas fired central heating.

EPC

D

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

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. 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 Bi)

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.