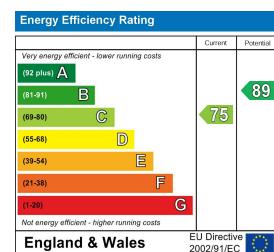




Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



Halls

01743 450730

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

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FOR SALE BY AUCTION Auction Guide Price £115,000

28 Essex Road, Church Stretton, SY6 6AY

****Auction Guide Price**** £115,000- £140,000

A three-bedroom mid-terrace house located in a popular residential area of Church Stretton, close to local amenities and on the edge of Little Stretton. The property offers well-proportioned accommodation including a spacious kitchen, separate sitting room, downstairs bathroom, and three bedrooms upstairs, along with useful outside integral stores. There is a small driveway to the front providing parking for one car, and a large rear garden with shared access to neighbouring properties. While the house would benefit from some modernisation, it offers excellent potential. Early viewing is highly recommended.



1 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- **A three-bedroom mid-terrace house**
- **Established residential area**
- **Located in proximity to all local amenities**
- **In need of a scheme of general modernisation**
- **Private rear courtyard and separate rear garden**
- **One car driveway and on street parking**
- **Significant potential**
- **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 27th February 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR.

Church Stretton is a market town and civil parish in Shropshire, England, 13 miles (21 km) south of Shrewsbury and 15 miles (24 km) north of Ludlow. The population in 2011 was 4,671.

The town was nicknamed Little Switzerland in the late Victorian and Edwardian period for its landscape, and became a health resort. The local geology includes some of the oldest rocks in England and a notable fault is named after the town.

Church Stretton is in the Shropshire Hills Area of Outstanding Natural Beauty.

The property comprises a three-bedroom mid-terrace house with a generous rear garden, a courtyard to the back of the property, and a small driveway to the front. The ground floor accommodation includes an entrance hall, a front sitting room, a spacious rear kitchen, and a downstairs bathroom. On the first floor, there are three well-proportioned bedrooms. Two external stores are integrated into the main structure, providing useful additional storage space. There is also a right of way for neighbouring properties located between the courtyard entrance and the rear garden. While the property would benefit from some modernisation, it offers significant potential, best appreciated through an internal inspection. Of traditional brick construction with a slate roof, the house provides spacious and versatile accommodation throughout.

Situation

The property is located on Essex Road which is situated within an established residential area of Church Stretton. The property is conveniently located within close proximity to a range of local amenities and lies approximately 1 mile south of Church Stretton town centre.

Directions

Essex Road is located just off Shrewsbury Road/ Lutwyche Road, just on the outskirts of Church Stretton.

SSW

///dissolves.factory.suitable

Accommodation

(all measurements are approximate)

The accommodation comprises of the following

Ground Floor

Hallway 4'5 x 4'6
with light fitment
Sitting room 14'9 x 13'9
with light fitment, radiator and under stairs cupboard
Kitchen 12'9 x 8'10
With light fitment, radiators with kitchen units
Hallway 4'11 x 2'9
Bathroom 4'11 x 7'2
With light fitment and radiator

First Floor

Landing 5'6 x 3'0
With light fitment
Bedroom 1- 14'10 x 10'4
With light fitment, radiator and cupboard off
Bedroom 2- 9'0 x 12'5
With light fitment and radiator
Bedroom 3 - 8'4 x 8'10
With light fitment and radiator

Outside

The property features a convenient single-car driveway at the front, with extra on-street parking available.

Gardens

A delightful rear courtyard extends from the kitchen, featuring two handy integral stores. The spacious rear garden, backing onto the railway station, is fully enclosed and secure, offering privacy while maintaining a right of way for neighbouring properties.

Services

(not tested at the time of inspection)

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

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 Bhalok. 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.

Buyers Premium

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, the 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).