



**Ground Floor:**

- Hallway: 3'5" x 7'0" (1.04 x 2.15 m)
- Store: 7'11" x 7'3" (2.43 x 2.23 m)
- Sitting Room: 10'8" x 23'6" (3.27 x 7.18 m)
- Kitchen: 6'11" x 11'2" (2.12 x 3.43 m)
- Hallway: 7'0" x 10'3" (2.14 x 3.13 m)
- Bathroom: 4'4" x 6'9" (1.33 x 2.08 m)
- Ground Floor

**First Floor:**

- Bedroom: 10'8" x 9'7" (3.27 x 2.93 m)
- Bedroom: 10'8" x 12'3" (3.26 x 3.75 m)
- Landing: 7'0" x 8'6" (2.14 x 2.61 m)
- Bedroom: 7'1" x 10'0" (2.17 x 3.07 m)
- Bathroom: 7'0" x 5'9" (2.14 x 1.77 m)
- First Floor

W N E

(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



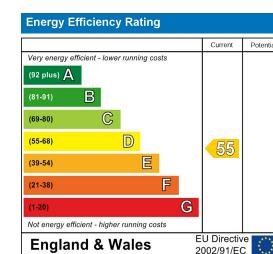
FOR SALE BY AUCTION      Auction Guide Price £135,000

6 Crosemere Crescent, Crosemere, Cockshutt, Ellesmere, SY12 0JW

**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,

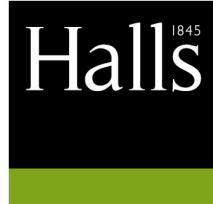
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



\*\*Auction Guide Price\*\* £135,000- £155,000

A well-presented three-bedroom semi-detached house situated in a sought-after residential area of Cockshutt. The property is ideally placed for access to Shrewsbury, Wem, Ellesmere and Oswestry. Cockshutt offers excellent local amenities including a primary school, church, public house and general store. The property provides well-proportioned accommodation comprising a galley-style kitchen, a spacious separate sitting room with bay window and double French doors, a downstairs wet room with toilet, and three bedrooms to the first floor. Outside the home offers superb potential for side extension (subject to planning). It is approached via a driveway and benefits from established wraparound gardens to the front, side and rear.



01743 450730

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



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2 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



- **A three-bedroom semi detached house**
- **Occupying a generous corner plot**
- **Extensive wraparound gardens to the front, side and rear.**
- **Tucked away in a quiet position within the village of Cockshutt.**
- **In need of a scheme of general modernisation**
- **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.

Beautifully positioned in the heart of this highly regarded village, the property is perfectly placed for easy access to Shrewsbury, Wem, Ellesmere and Oswestry. Cockshutt provides a strong selection of local amenities, including a primary school, church, popular public house. Commuters will also appreciate the excellent transport links, with straightforward access to the A5/M54 motorway network.

The property comprises a three-bedroom semi-detached house set within generous wraparound gardens to the front, side and rear. The ground floor features a spacious entrance hall with useful store cupboard, a large rear sitting room boasting a bay window and double French doors, a well-proportioned rear galley-style kitchen, and a downstairs bathroom, together with an additional separate storeroom. To the first floor, there are three well-proportioned bedrooms, each benefiting from built-in storage, along with a separate family bathroom. Constructed of traditional brick under a slate roof, the house offers spacious and versatile accommodation throughout, making it an excellent home with further potential.

#### Situation

The property is located on Crosemere Crescent, set within an established and sought-after residential area of Cockshutt. Enjoying a peaceful village setting, it is ideally positioned close to local amenities while also offering convenient access to the surrounding towns of Shrewsbury, Wem, Ellesmere and Oswestry. Its central village location makes it perfectly placed for both everyday needs and wider travel.

#### Directions

The property is accessed just off Shrewsbury Road, yet is pleasantly tucked away in a quiet position within the village of Cockshutt.

#### W3W

//bombard.chairs.standards

#### Accommodation

(all measurements are approximate)

The accommodation comprises of the following

#### Ground Floor

Hallway 7'0 x 10'3

With light fitment and cupboard

Sitting room 10'8 x 23'6

With light fitment, two radiators', fire place and storage cupboard

Kitchen 6'11 x 11'2

With light fitment and kitchen units

Hallway 3'5 x 7'0

With light fitment

Bathroom 4'4 x 6'9

With light fitment and radiator

Store 7'11 x 7'3

#### 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/Gardens

Outside the home offers superb potential for side extension (subject to planning). It is approached via a driveway and benefits from established wraparound gardens to the front, side and rear.

#### Service charge

Although the property is understood to be freehold, there is a shared service charge with 14 other properties for estate maintenance. For the year 2025/2026, the charge for 6 Crosemere is approximately £27.00 per annum.

#### Services

(not tested at the time of inspection)

We understand that mains water and electricity are connected to the property. It's understood the property benefits from Oil 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

B

#### 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 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.