

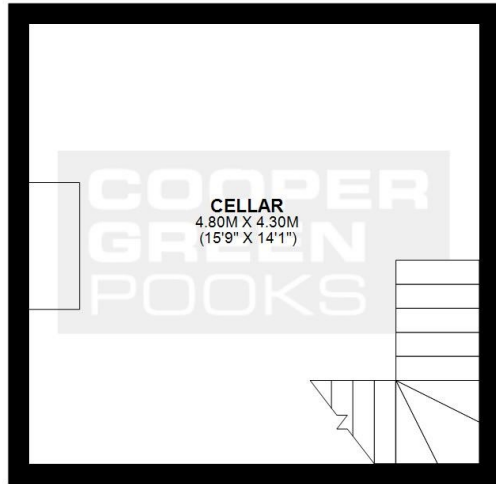


6 English Bridge Court, Wyle Cop, Shrewsbury, SY1 1XH

For Sale by Online Auction
Closing date 20/03/2025

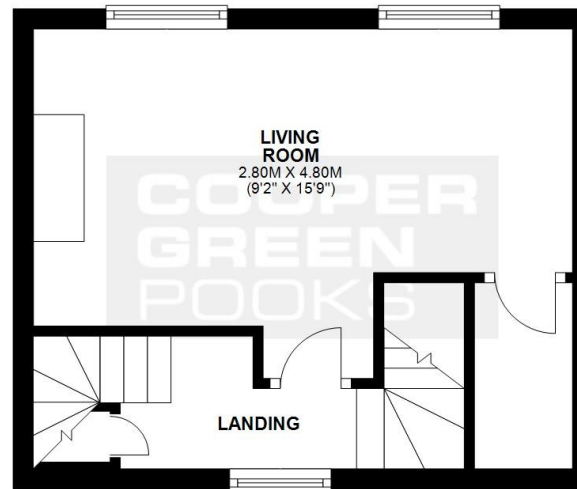
CELLAR

APPROX. 19.3 SQ. METRES (207.4 SQ. FEET)



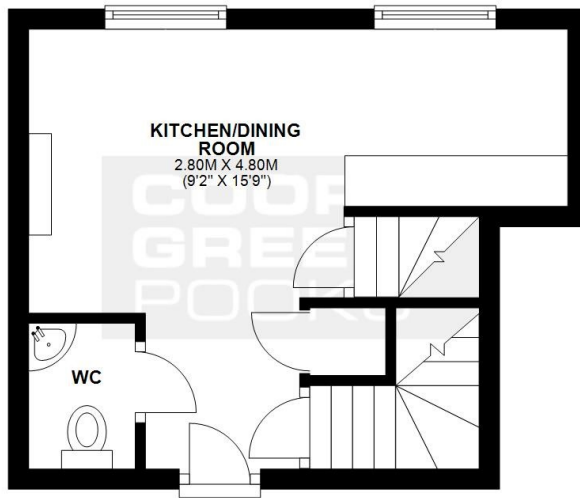
FIRST FLOOR

APPROX. 23.0 SQ. METRES (248.1 SQ. FEET)



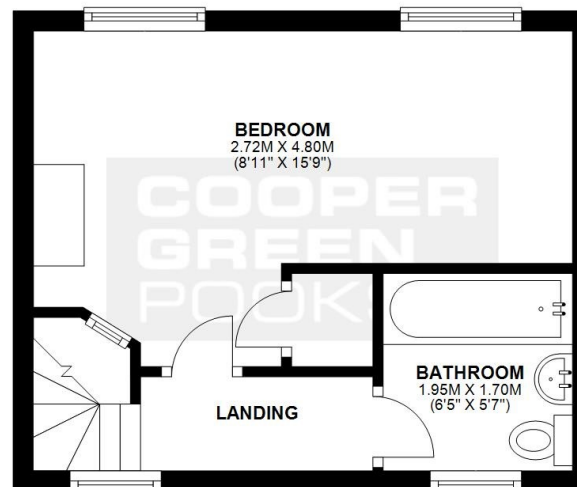
GROUND FLOOR

APPROX. 20.8 SQ. METRES (223.8 SQ. FEET)



SECOND FLOOR

APPROX. 23.0 SQ. METRES (248.1 SQ. FEET)



TOTAL AREA: APPROX. 86.1 SQ. METRES (927.3 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Summary

- Guide price £125,000 Region
- 1 bedroom townhouse
- Accommodation over 4 floors
- Stunning views of the River Severn and the Abbey
- Gated access via Wyle Cop
- Grade II Listed

TENURE

The property is freehold and will be sold with vacant possession upon completion.

Local Authority:

Shropshire Council
The Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND.
03456 789 000

For further information contact:

Sam Foster
sam.foster@cgpooks.co.uk
01743 27 66 66

Hamish Clifton
Hamish.clifton@cgpooks.co.uk
01743 27 66 66

A charming Grade II Listed town house of character, occupying a fantastic position with the most impressive views over the River Severn and beyond. The property offers well-planned accommodation over three floors and is conveniently located within the heart of the town.

- Entrance hall with useful storage and cloakroom
- Open plan kitchen/dining room
- Good sized first floor living room with views across the river
- Second floor double bedroom with built in cupboard
- Separate bathroom with shower
- Additional cellar/pump room with automatic pump for high water.
- Gas fired central heating
- Lovely feature fireplaces and wood boarded flooring
- The property is accessed via an attractive gated courtyard off Wyle Cop
- Residents parking permits available for town centre car parks
- Agents note: the cellar does flood occasionally but there is an automatic sump to pump out water and flood water has never got into the rest of the property or restricted access off Wyle Cop



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METHOD OF SALE

The property will be offered for sale by ONLINE TRADITIONAL AUCTION (unless sold prior).

The sellers reserve the right to withdraw or alter the property for sale prior to the auction end date. To view the live auction visit our website and click on the Online Auctions tab where you will find the property.

COMPLETION

The completion date will be within 20 days of the auction ending.

AUCTION END DATE AND TIME

3.00pm on 20/03/2025

VIEWING

Contact Cooper Green Pooks on 01743 276666 to arrange a viewing.

Viewers should register the time and date of their proposed viewing with Cooper Green Pooks **prior** to arriving at the property by emailing Sam Foster at Sam.foster@cgpooks.co.uk

Viewers will need to produce photo ID at the property (either passport or driving licence) before they will be allowed to view. For verification and security, the ID will be photographed by a representative of Cooper Green Pooks.

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction.

There will be a requirement for all bidders to register via the online sales site and complete the ID checks.

LEGAL PACK

Copies of the Legal Pack and Special Conditions of Sale will be available online to be downloaded via the tab on the online auction listing page. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

Link: <https://coopergreenpooks.bambooauctions.com/property/wyle-cop-shrewsbury-9178352>

BUYER'S AND ADMINISTRATION FEES

Bamboo Auctions will take a non-refundable payment of £5000 from the successful bidder's bank account at the close of the auction. This is in respect of the following:

1. Buyers fee of £3,960 which will be split between Bamboo auctions and Cooper Green Pooks
2. Deposit of £1040 which goes towards the purchase price of the house

In addition to this, the buyer will be responsible for paying Cooper Green Pooks' administration fee of £2880 including VAT. The buyer will need to contact Cooper Green Pooks on the day of the auction to make this payment.

Please note that these payments are non-refundable.

DEFINITION OF AUCTION RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single guide figure. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. The special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

SOLICITOR ACTING

Erandi De Silva at Muve Solicitors
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