

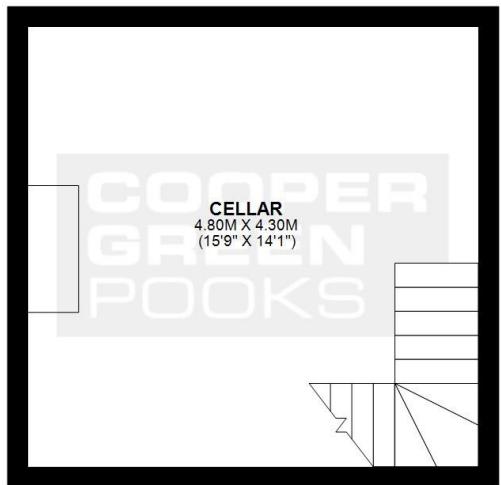


6 English Bridge Court, Wyle Cop, Shrewsbury, SY1 1XH

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

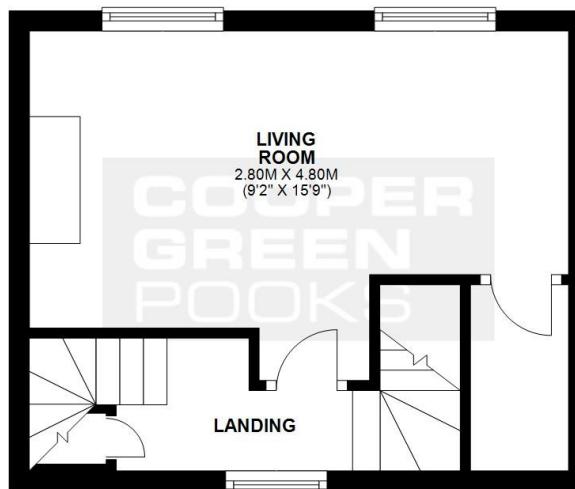
CELLAR

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



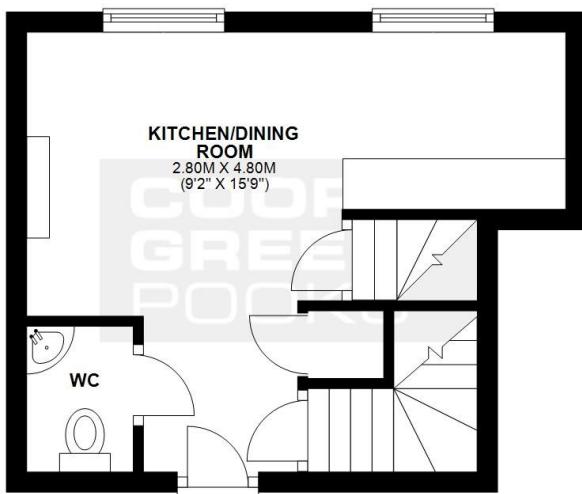
FIRST FLOOR

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



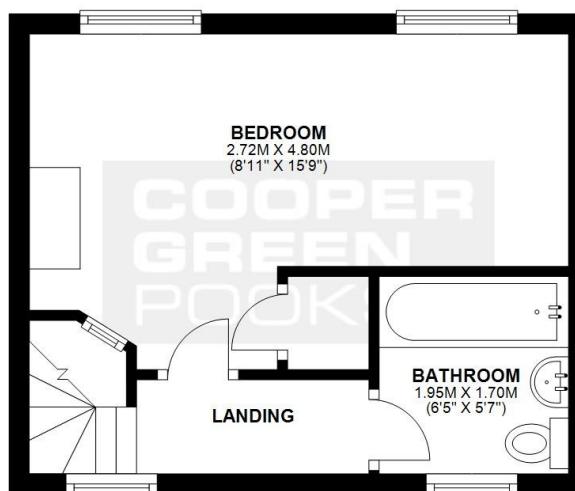
GROUND FLOOR

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 veri-
fication and security, the ID will be photo-
graphed 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 in-
tends 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 download-
ed via the tab on the online auction listing
page. It is the purchaser's responsibility to
make all necessary enquiries prior to the auc-
tion. Prospective purchasers are strongly ad-
vised 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 auc-
tion. This is in £5,000 respect of the following:

1. Buyers fee of £3,960 which will be split between Bamboo auc-
tions 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
020390 74409—erandi.s@muve.me.uk



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IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.