



## 6 Sun Grove, Wem, Shrewsbury, SY4 5HH

\*\*\* Auction Guide Price £125,000 - £150,000\*\*\* A well proportioned 2/3 Bedroom detached bungalow requiring comprehensive modernisation and improvement whilst benefiting from front and rear gardens, driveway parking, and a useful covered lean-to/utility space, conveniently situated in a popular location within the market town of Wem.



# FOR SALE

Ellesmere (10 miles), Whitchurch (10 miles), Shrewsbury (11 miles), Oswestry (19 miles)

All distance approximate.



- **Detached Bungalow**
- **2/3 Bedrooms**
- **Requiring Comprehensive Modernisation**
- **Front and Rear Gardens**
- **Driveway and Lean-To**
- **Popular Location**

## DESCRIPTION

Halls are delighted with instructions to offer 6 Sun Grove in Wem for sale by public auction.

6 Sun Grove is a well proportioned 2/3 Bedroom bungalow which offers flexible living accommodation extending to around 750 sq ft alongside a substantial Lean-to/Utility to the side, all of which now provides excellent potential for comprehensive modernisation and improvement in order to become a superb single-storey dwelling.

The property is situated within generous gardens which extend, in all, to around 0.10ac. To the front of the property is a driveway flanked to one side by mature gardens featuring lawns interspersed with, and bordered by, established trees and floral/herbaceous beds. To the rear of the property are further areas of lawn with mature borders and a garden storage shed.

## SITUATION

6 Sun Grove is situated in a popular location within the market town of Wem, which enjoys a respectable range of day to day amenities, including Schools, Convenience Store, Public Houses, Medical Facilities, and a range of independent Shops, whilst retaining a convenient proximity to the larger towns of Oswestry and Whitchurch, both of which offer a wider array of facilities. The county centre of Shrewsbury lies around 11 miles to the south and provides a comprehensive offering of educational, recreational, and shopping amenities, as well as cultural and artistic attractions.

## SCHOOLING

The property is well situated for access to a number of well regarded schools including St.Peter's C of E Primary, The Thomas Adams School, Woodlands School, Newtown C of E Primary (Outstanding), and Clive C of E Primary.

## W3W

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## THE ACCOMMODATION COMPRISES

Entrance Hall:

Living Room: 4.78m x 3.78m

Kitchen: 2.65m x 2.50m

Shower Room:

Bedroom One: 3.44m x 2.99m

Bedroom Two: 3.88m x 2.41m

Bedroom Three/Dining Rm: 2.99m x 2.48m

Garden Room: 2.78m x 2.37m

Lean-To/Utility: 3.20m x 8.75

## SERVICES

The property is understood to benefit from mains water, gas, electrics and drainage.



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



#### **TENURE & POSSESSION**

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

#### **LOCAL AUTHORITY**

Shropshire council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

#### **BOUNDARIES, FENCES, AND ROADS**

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges.

#### **EASEMENTS AND RIGHTS OF WAY**

The property is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way whether specified or otherwise.

#### **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 at 2pm. 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.

#### **CONTRACTS AND 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 will be available for inspection at the offices of the vendors solicitors: Miss J Morris of Gough, Thomas & Scott Solicitors of 8 Willow Street, Ellesmere, Shropshire, SY12 0AQ, or at the Auctioneers offices, Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: , prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not

#### **BUYER'S PREMIUM**

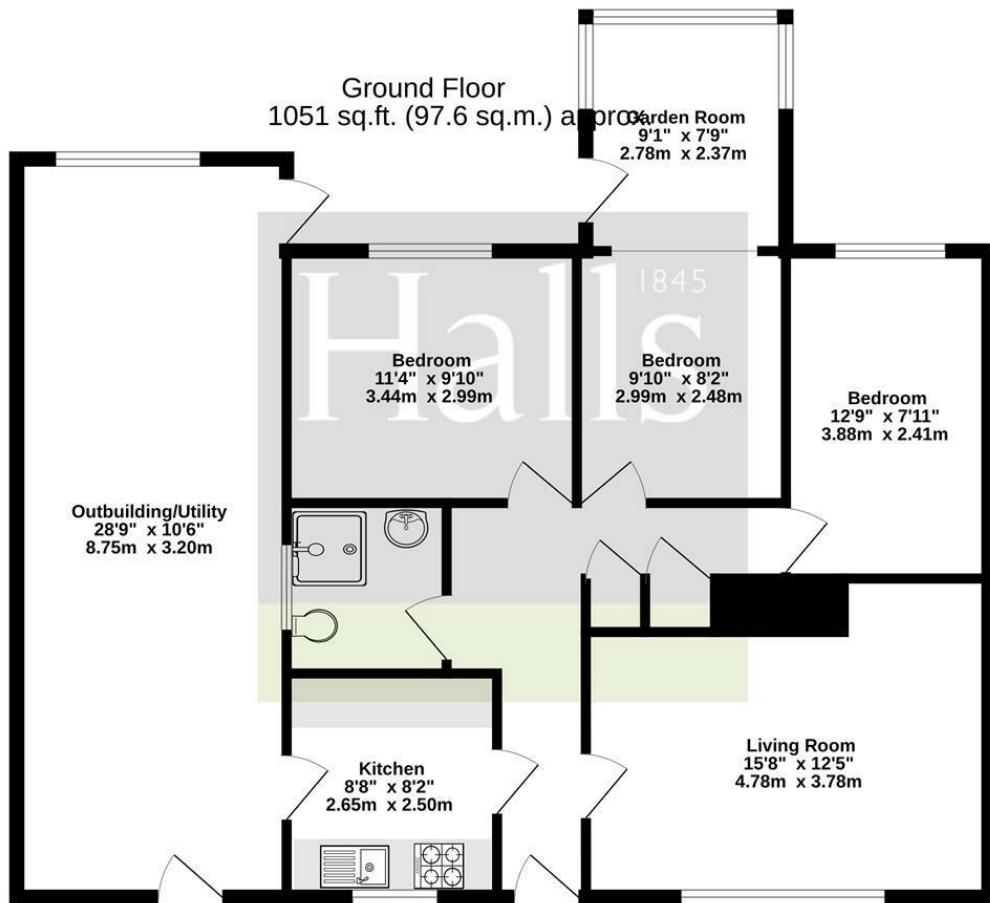
Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price, which has been set at £3000, plus VAT (£3600). This will apply if the land is sold before, at or after the Auction.

#### **\* IMPORTANT\* AML**

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated 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

#### **VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.



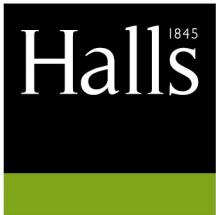
TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This floorplan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Performance Ratings

| Energy Efficiency Rating                                   | Current | Potential               |
|--|---------|-------------------------|
| Very energy efficient - lower running costs<br>(A2 plus) A |         |                         |
| (B1-81) B  |         |                         |
| (D9-80) C  |         |                         |
| (E5-68) D  |         |                         |
| (F9-54) E  |         |                         |
| (G1-38) F  |         |                         |
| (H1-20) G  |         |                         |
| Not energy efficient - higher running costs                |         |                         |
| England & Wales  |         | EU Directive 2002/91/EC |

**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.



01691 622602

Ellesmere Sales  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@hallsrgb.com](mailto:ellesmere@hallsrgb.com)



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