



FOR SALE

Auction Guide Price £120,000

16 Kings Avenue, Market Drayton, TF9 3EN

**** Auction Guide ** £120,000- £140,000**

A four-bedroom mid-terrace located in a residential area close to the town of Market Drayton. The property includes a living room, large kitchen, downstairs WC, and storage cupboards, with four bedrooms and a spacious bathroom upstairs. Outside, there is a driveway for two cars, external storage, and a rear garden with a paved patio. Offering excellent scope for updating, this property is ideal for those looking to improve and modernise.





- **Four-bedroom mid-terrace in a residential area close to Market Drayton town centre**
- **Living room, large kitchen, downstairs WC, and ample storage**
- **Driveway for two cars and external storage**
- **Rear garden with paved patio area**
- **Requires updating with excellent potential for modernisation**
- **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 1st May 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm

This four-bedroom mid-terrace is located in a residential area close to Market Drayton town centre. The property offers well-proportioned accommodation, including a living room, large kitchen, downstairs WC, and multiple storage cupboards. Upstairs, there are four good-sized bedrooms and a generous family bathroom. Outside, it benefits from a driveway for two cars, external storage, and a rear garden with a paved patio area. A communal walkway provides convenient access for bins. The property offers excellent potential for updating and improvement.

Situation

The property is situated on Kings Drive in Market Drayton, within easy reach of the town centre, which offers a range of amenities including supermarkets such as Asda and Morrisons, independent shops, cafés, and restaurants. There are also nearby primary and secondary schools, healthcare facilities including GP surgeries and a medical centre, along with leisure facilities such as a swimming pool and gym. The property also benefits from good road connections via the A53 and A41 to Shrewsbury, Whitchurch and surrounding areas.

WSW

///impulses.shots.officials

Accommodation

(all measurements are approximate)

The accommodation comprises of following

Ground Floor

Hallway 4'10 x 3'10
 Sitting Room 12'4 x 18'0
 Kitchen 11'7 x 13'10
 Downstairs W/C 6'3 x 2'8
 Hallway 11'6 x 3'9
 Understairs Cupboard 6'1 x 2'9
 Cupboard 2'5 x 2'0

First Floor

Landing 2'7 x 15'1
 Bedroom 1: 12'6 x 8'8
 Bedroom 2: 12'5 x 11'8
 Bedroom 3: 12'6 x 8'3
 Bedroom 4: 8'6 x 7'6
 Cupboard 2'9 x 2'3
 Bathroom 5'5 x 7'3

Outside

External Store 9'1 x 4'1

Gardens

The property benefits from a two-car driveway to the front, a large rear garden with a paved patio area, and a communal walkway providing access to the rear.

Services

(not tested at the time of inspection)

We understand that mains water including drainage, electricity and gas are connected to the property, with gas-fired central heating.

Council Tax Band

B



1 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



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.

Local Authority

Shropshire Council,
Guildhall,
Frankwell Quay,
Shrewsbury,
SY3 8HQ
0345 678 9000

Method of Sale

The property will be offered for sale by Public Auction on Friday 1st May 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.

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.

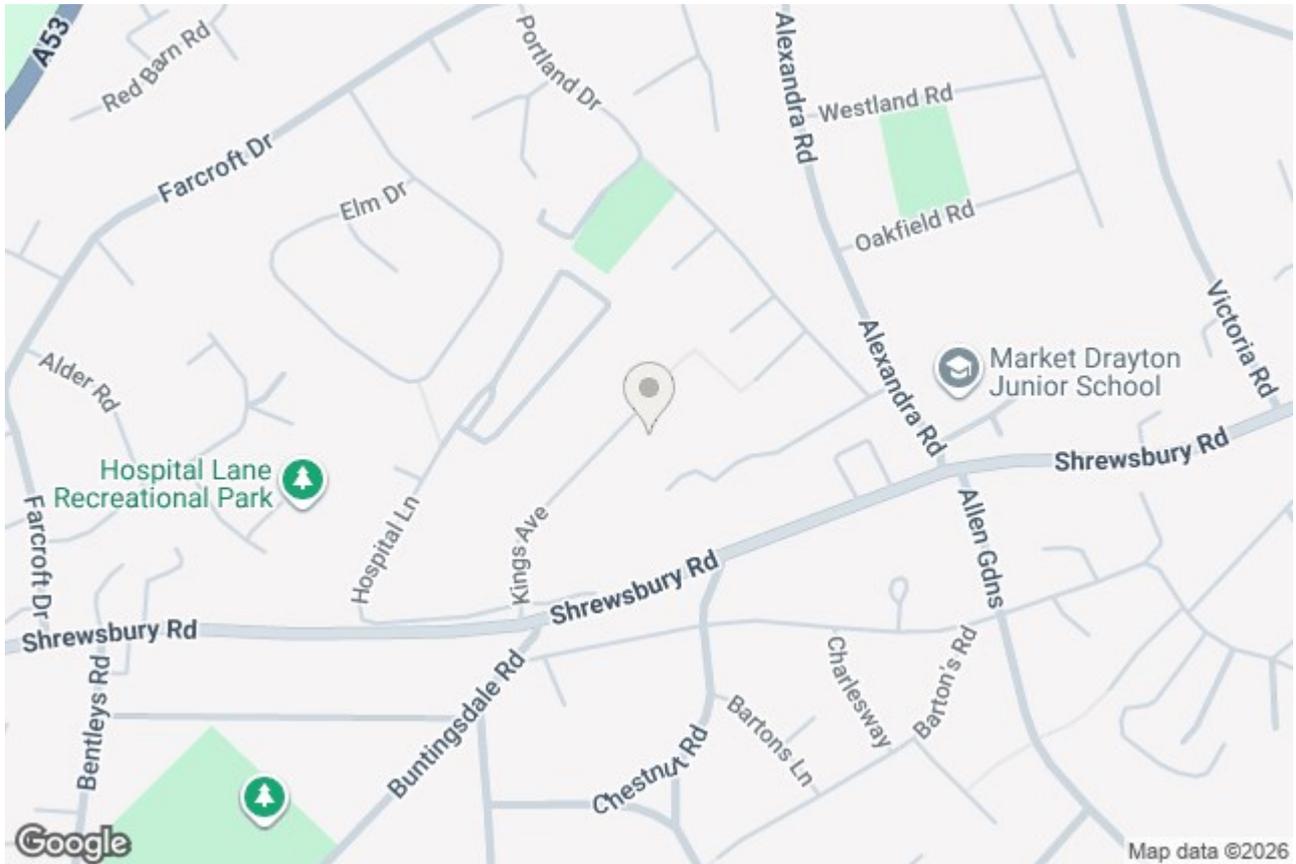
IMPORTANT ANTI-MONEY LAUNDERING REQUIREMENTS

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.

Bidding on Behalf of Another Party (Third Party Bi

Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.

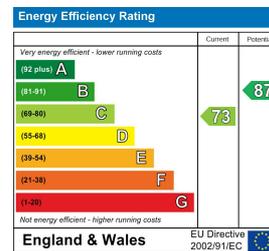
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a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



01743 450700

Battlefield Sales

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

E: reception@hallsgb.com



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