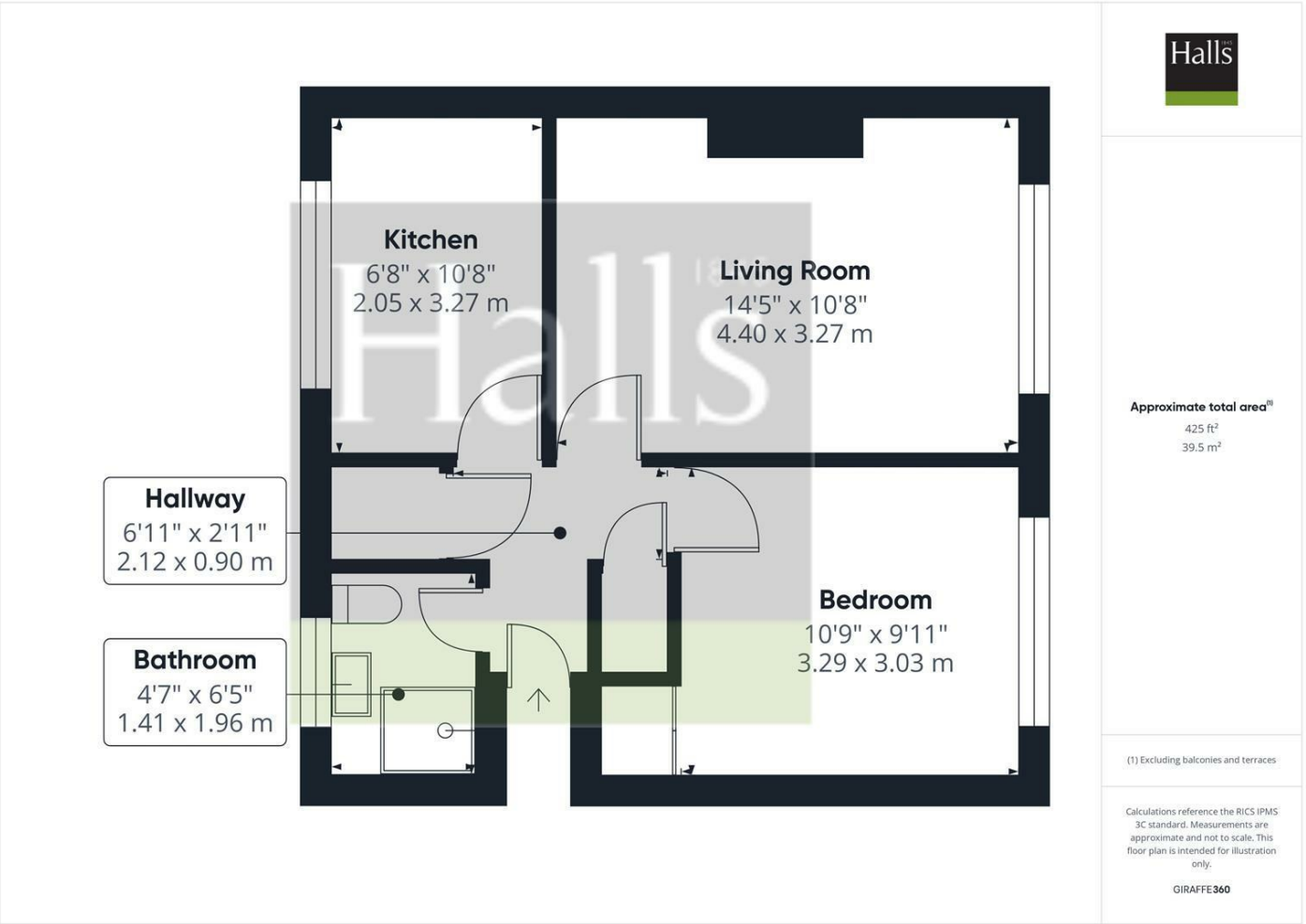


FOR SALE BY AUCTION

12 Kenrick Close, Woore, CW3 9SL

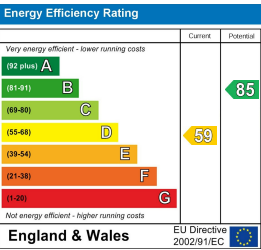


FOR SALE BY AUCTION £45,000

12 Kenrick Close, Woore, CW3 9SL

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***** £45,000- £55,000

A semi-detached one-bedroom bungalow set on a generous plot with spacious gardens and with shared off-road parking. Built of traditional brick under a tiled roof, the property offers excellent potential for modernisation. The layout includes an entrance hall, sitting room, kitchen, airing cupboard, one bedroom, and a bathroom. A viewing is highly recommended to appreciate the scope this property offers.



01743 450730

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.





1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- 1 bedroomed semi-detached bungalow
- Established residential area
- Located in proximity to all local amenities
- In need of a scheme of general modernisation
- Generously sized garden area and off road parking
- 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.

The property comprises of a semi-detached one bedroomed bungalow sat in a generously sized garden and with shared off-road parking. The property is arranged to provide reception hallway, sitting room, former kitchen, airing cupboard, one bedroom and bathroom. The property requires some modernisation but has significant potential that can only be appreciated by undertaking an inspection of the property. The property is of traditional brick construction sitting under a tiled roof cover.

SITUATION
The property is situated on Kenrick Close, on the edge of the sought-after village of Woore, within easy reach of local amenities and excellent transport links.

Woore is a picturesque village located in the north-eastern corner of Shropshire, near the borders with Cheshire and Staffordshire. Surrounded by scenic countryside, the village offers a peaceful rural setting while still being well connected to nearby towns such as Market Drayton, Nantwich, and Crewe. Woore benefits from a range of local amenities including a village shop, primary school, pub, and church. According to the 2011 census, the village had a population of approximately 1,100 residents.

Woore is located approximately 7 miles north of Market Drayton, around 11 miles west of Nantwich, and approximately 20 miles north of the county town of Shrewsbury.

DIRECTIONS
The property is located on the northern side of Kenrick Close, a quiet cul-de-sac on the edge of the village of Woore

WSW
///wedge.stroke.investors

GROUND FLOOR
Entrance Hallway 6'11 x 2'11
With light fitment
Sitting Room 14'5 x 10'8
With light fitment and radiator
Former Kitchen 6'8 x 10'8
With light fitment and radiator
Bedroom 10'9 x 9'11
With light fitment and radiator
Bathroom 4'7 x 6'5
With light fitment and radiator

OUTSIDE

GARDENS

SERVICES
(not tested at the time of inspection)
We understand that mains water, electricity and mains drainage are connected to the property. The property has the benefit of oil-fired heating.

ACCOMODATION
(all measurements are approximate)

The accommodation comprises of following

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,
Shrewsbury,
SY3 8HQ
0345 678 9000

METHOD OF SALE
The property will be offered for sale by Public Auction on Friday 28th November 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR 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, FA0 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.