



**Ground Floor**

**Kitchen** 13'2" x 8'5" 4.02 x 2.57 m  
**Living Room** 16'2" x 12'0" 4.94 x 3.67 m  
**WC** 2'7" x 4'11" 0.80 x 1.51 m

**First Floor**

**Bedroom** 6'10" x 9'9" 2.09 x 2.99 m  
**Bedroom** 12'2" x 10'10" 3.72 x 3.32 m  
**Bathroom** 6'1" x 6'6" 1.86 x 1.99 m  
**Landing** 6'0" x 9'10" 1.83 x 3.00 m  
**Bedroom** 7'0" x 10'10" 2.15 x 3.32 m

**Approximate total area<sup>(1)</sup>**  
758 ft<sup>2</sup>  
70.5 m<sup>2</sup>

**Reduced headroom**  
5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



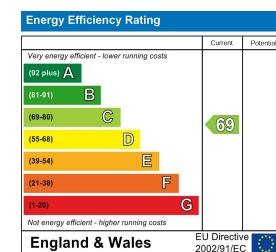
FOR SALE BY AUCTION £130,000

9 Eastlands, Marchamley, Shrewsbury, SY4 5JZ

**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



01743 450730

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



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\*\*Auction Guide Price\*\* £130,000- £150,000

A three-bedroom semi-detached home situated in the attractive rural village of Marchamley, on the outskirts of Hodnet. The property provides well-proportioned accommodation, comprising a spacious kitchen, separate sitting room, downstairs W/C, and three bedrooms served by a family bathroom. Outside, the property benefits from a generous front driveway offering parking for at least five vehicles, along with a large rear garden enjoying far-reaching countryside views. Although some modernisation would be advantageous, the house presents excellent potential for extension (subject to planning) Early viewing is strongly recommended.



1 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- **A three-bedroom semi detached house**
- **Drive-way with ample parking**
- **Extensive countryside views**
- **Occupying a generous plot with significant potential**
- **In need of a scheme of general 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 27th February 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR.

Beautifully positioned in rural Marchamley, 9 Eastlands enjoys a peaceful countryside setting while being close to the nearby village of Hodnet, which offers local convenience with a village store, medical centre and a popular pub. More comprehensive amenities can be found in the surrounding market towns such as Market Drayton, Whitchurch and Shrewsbury. The area also offers good transport links, with easy routes to the A49 and the wider A5/M54 motorway network.

The property comprises a three-bedroom semi-detached house situated in the rural village of Marchamley. It benefits from a large driveway to the front and a generous rear garden, along with a useful non-integral store. On the ground floor, the accommodation includes a small entrance area leading into a spacious sitting room, a well-proportioned kitchen with a useful cupboard/pantry, and a separate downstairs W/C. To the first floor, there are three well-proportioned bedrooms and a separate family bathroom. The property offers spacious and versatile accommodation throughout, making it an excellent home with further potential for improvement.

**Situation**

The property is situated in Marchamley, set within a peaceful rural environment in this established and highly regarded village. Located at the heart of the community, it offers a tranquil lifestyle while remaining within easy reach of local amenities and village conveniences. The property also benefits from excellent access to surrounding towns, including Market Drayton, Newport, Whitchurch and Shrewsbury, making it ideal for both everyday needs and wider travel.

**Directions**

The property is conveniently accessed by heading towards the parish of Hodnet, with Marchamley situated to the north-east of Shrewsbury.

**W3W**

//womanly.ranking.decoding

**Accommodation**

(all measurements are approximate)

The accommodation comprises of the following

**Ground Floor**

Sitting room 16'2 x 12  
with light fitment and two radiators  
Kitchen 13'2 x 8'5  
with light fitment and radiator  
Downstairs W/C 2'7 x 4'11  
with light fitment and radiator

**First Floor**

Landing 6 x 9'10  
with light fitment and radiator  
Bedroom 1: 7 x 10'10  
with light fitment and radiator  
Bathroom: 6'1 x 6'6  
with light fitment and radiator  
Bedroom 2: 12'2 x 10'10  
Bedroom 3: 6'10 x 9'9

**Outside/Gardens**

The property occupies a generous plot, offering excellent potential for a large driveway or a side extension (subject to the usual consents). It also benefits from spacious gardens to the front, side, and rear.

**Services**

Services (not tested at the time of inspection)

We understand that mains water and electricity are connected to the property. The property is believed to benefit from an electric heating system via a boiler.

**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  
Frankwell  
Shrewsbury  
SY3 8HQ

**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. Please contact the office for further information. 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.