



Auction Guide Price £200,000 - £220,000

2 Bedrooms

1 Bathroom

Fairview, The Ridge, Ellesmere,
Shropshire, SY12 9HS

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General Remarks

Auction Guide Price £200,000 - £220,000. For sale by Public Auction at 2.00 pm on 19th March 2026 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN. A spacious, two bedroom detached bungalow situated in an elevated plot with superb views over open countryside yet conveniently located between the towns of Oswestry and Ellesmere. The property is in need of a full scheme of modernisation but has the potential to create an excellent country home.

Location: The property is located in the hamlet known as 'The Ridge' which is situated between the market towns of Ellesmere (3 miles) and Oswestry (6 miles) which both benefit from an excellent range of shops, amenities and schools. The A495 is less than a mile away enabling easy access to the larger town of Shrewsbury and the cities of Wrexham and Chester, with the nearby train station at Gobowen provides services to Birmingham and Manchester.



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35 Bailey Street Oswestry Shropshire SY11 1PX

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

Constructed of brick under a pitched slate roof with a front door with stained glass inset into:

Entrance Hall: With mosaic tiled floor, access to roof space with 10ft ladder leading up to a partly boarded attic space.

Lounge: 12' 0" x 11' 11" (3.65m x 3.63m) With wood block flooring, original tiled fireplace, storage heater, picture rail, ceiling rose.

Dining Room: With brick open fireplace, original fitted cupboards, tiled floor, picture rail, ceiling rose and storage heater.

Kitchen: 10' 2" x 6' 8" (3.09m x 2.03m) Fitted kitchen units with stainless steel sink and double drainer, quarry tiled floor, doors to outside and into:

Lean-to/Utility: 12' 9" x 6' 8" (3.88m x 2.03m) With sink and tap above. Door to outside.

Bedroom 1: 12' 0" x 11' 11" (3.66m x 3.63m) Tiled fireplace, wood block flooring, picture rail and storage heater.

Bedroom 2: 11' 11" x 11' 6" (3.64m x 3.50m) Tiled fireplace, wood block flooring, storage heater and picture rail.

Bathroom: 7' 9" x 5' 5" (2.36m x 1.66m) Suite comprising panel bath, pedestal wash hand basin and low level flush WC. High level storage cupboards.

Gardens: The property has lawned gardens to the sides and rear all of which benefit from elevated views over the surrounding open countryside. A driveway provides ample off-road parking.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Services: We are informed that mains electricity and water are connected and the property has a septic tank drainage system.

Council Tax: Council Tax Band 'C'

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

EPC: EPC Rating 19|G

Directions: From the A5 Oswestry bypass take the A495 signposted to Ellesmere. Continue into the village of Whittington and turn left at the T junction. Take the next turning right onto Boot Street continue for approx. 2.5 miles before taking the left hand turn after the Narrowboat Inn. Keep right and follow the lane to the top of the hill continuing to the right and the property will be found on the left hand side.

What3words: //apples.mingles.undivided

Buyer's Premium: Please note that the purchasers are responsible for paying the buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.40% including VAT of the sale price subject to a minimum fee of £3,600 incl. VAT.

Solicitor: Gough Thomas & Scott Solicitors, 8 Willow Street, Ellesmere, Shropshire, SY12 0AQ. Contact: Hannah Tomley. Tel: 01691 622413. Email: hannahtomley@gtssolicitors.co.uk





Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

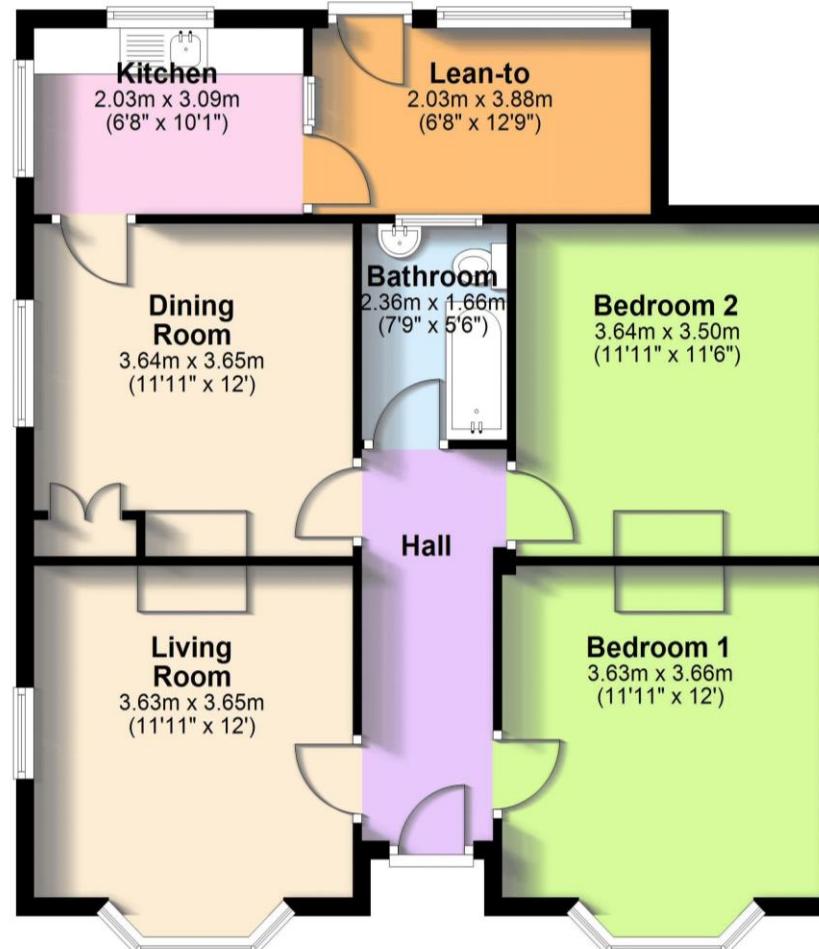
Reserve Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.





Ground Floor

Approx. 80.9 sq. metres (870.8 sq. feet)



Total area: approx. 80.9 sq. metres (870.8 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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