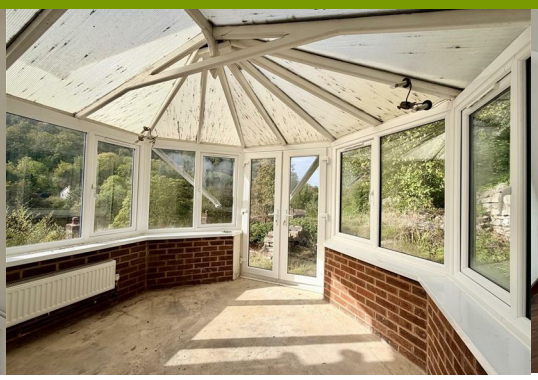
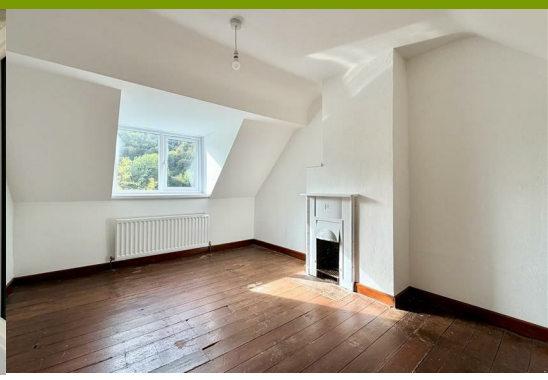


2A NEW ROAD

IRONBRIDGE | TELFORD | SHROPSHIRE | TF8 7AS







*** AUCTION GUIDE PRICE - £110,000-£120,000 *** Detached dormer bungalow enjoying beautiful views over Ironbridge Gorge, offering two double bedrooms, two reception rooms, a conservatory and private garden. Excellent potential as a home or Airbnb investment, in a sought-after location close to local amenities.

Auction Guide Price £110,000





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- **AUCTION GUIDE PRICE - £110,000-£120,000**
- **OPEN DAY - 18TH NOVEMBER 1:30PM-3PM**
- **OPEN DAY - 26TH NOVEMBER 10AM-11:30AM**
- **Stunning Views over Ironbridge Gorge**
- **Conservatory Overlooking Garden**
- **Recently Fitted Bathroom Suite**

DESCRIPTION

*** AUCTION GUIDE PRICE - £110,000-£120,000 *** Offering excellent potential for buyers looking to create a lovely home or explore the possibilities of an Airbnb investment, this detached dormer bungalow enjoys beautiful views across Ironbridge Gorge and is conveniently positioned close to local amenities.

The accommodation includes two reception rooms, providing flexibility for both everyday living and entertaining, alongside a kitchen and conservatory which offers an additional space to relax and enjoy the surroundings. Bay windows and hardwood flooring add character to the property, while two double bedrooms and a bathroom are situated on the first floor.

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LOCATION

Ironbridge is a highly sought-after Shropshire village, renowned for its rich industrial heritage, picturesque riverside setting and iconic Iron Bridge. Set within the beautiful Ironbridge Gorge, a UNESCO World Heritage Site, the area offers an appealing mix of independent shops, cafés, pubs and restaurants, alongside scenic walks and local attractions. Combining historic charm with a welcoming community and beautiful surroundings, Ironbridge remains a popular destination for residents and visitors alike.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE

KITCHEN/BREAKFAST ROOM

DINING ROOM

CONSERVATORY

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BATHROOM

EXTERNAL

GENERAL REMARKS

We have been advised that the new owners will need to re-install wooden windows to the property due to an ongoing enforcement notice.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band: B





POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

METHOD OF SALE

The property will be offered for sale by PUBLIC AUCTION ON FRIDAY 27TH NOVEMBER 2026 AT 2PM AT HALLS HOLDINGS HOUSE, BOWMEN WAY, BATTLEFIELD, SHREWSBURY, SY4 3DR. The Auctioneers, as agents, on behalf of 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 AND SPECIAL CONDITIONS OF SALE

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 VENDORS SOLICITORS: Mr Michael Bennett of HCR Legal LLP - 0121 227 4370 - approximately 14 days 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.

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

BUYERS REGISTRATION

Purchasers interested in bidding for a lot are required to complete a BUYERS' REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. FAILURE TO REGISTER MAY RESULT IN THE AUCTIONEER REFUSING TO ACCEPT YOUR BID.

GUIDE PRICE/RESERVE

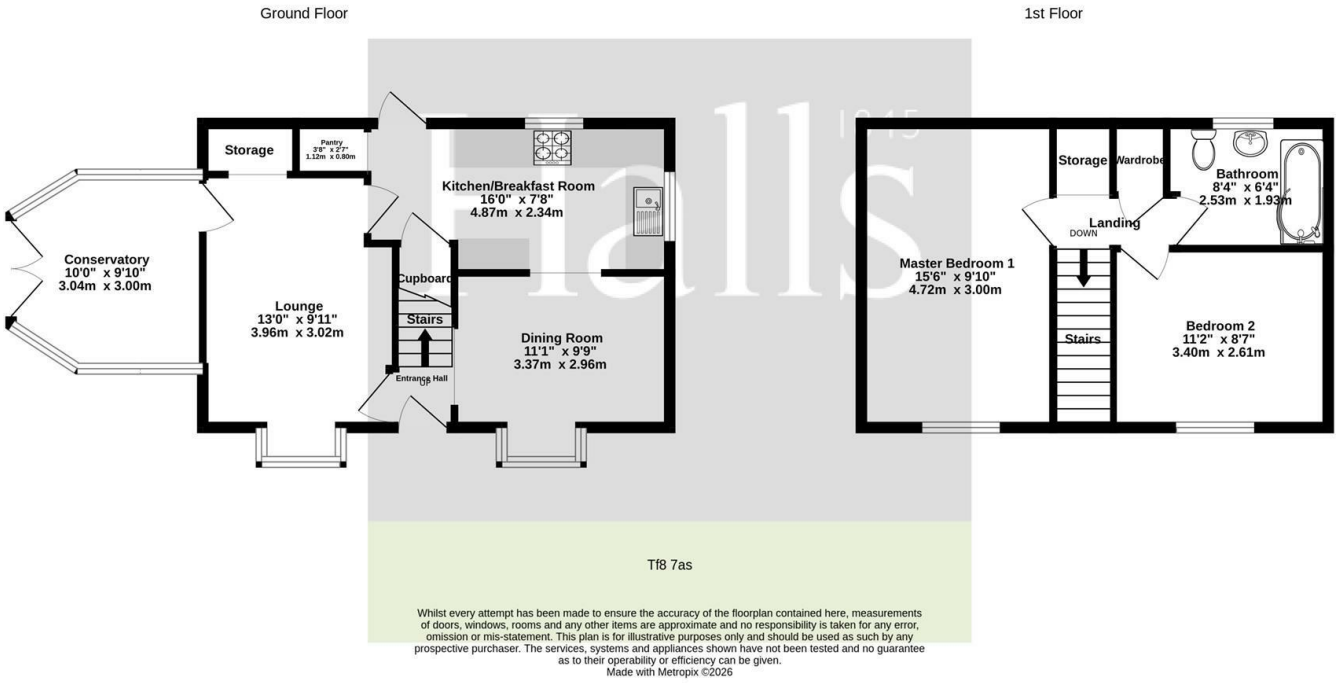
*Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

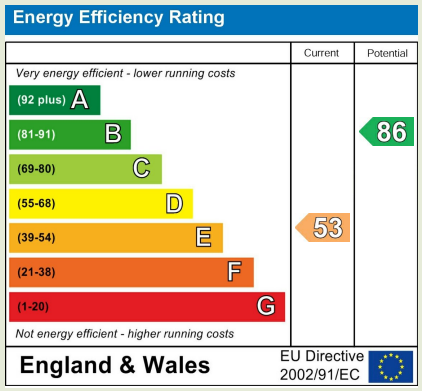
BIDDING ON BEHALF OF ANOTHER PARTY

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.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.





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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

Halls 1845

TELFORD SALES

32 Market Street | Wellington | Telford | TF1 1DT

01952 971800 telford@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the