



Radney House, Fauls Green, Fauls, SY13 2AS

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This spacious four-bedroom detached home in the peaceful hamlet of Fauls Green, Shropshire, features a country-style open-plan kitchen with island and utility room, two conservatories, a cosy lounge with log burner, four bedrooms including a master with en-suite, a modern family bathroom, a generous rear garden with countryside views, ample driveway parking, and a double garage.

- Four Bedroom Detached House
- Open Plan Kitchen/Diner
- Spacious Lounge With A Log Burner
- Two Conservatories

- Master Bedroom With An Ensuite
- Good Sized Garden
- Double Garage, Ample Parking Space
- EPC C, Council Tax Band E



Set in the tranquil hamlet of Fauls Green, this generously sized four-bedroom detached home offers a warm, country-style charm with plenty of space for family living. Upon entering through the porch, you're welcomed into a spacious hallway that leads directly to a large open-plan kitchen. Designed in a traditional country style, the kitchen features a central island and is complemented by a separate utility room for added convenience. The ground floor also includes a cosy lounge with a log burner set into a characterful brick surround, perfect for relaxing evenings. Two conservatories extend the living space: one to the side and



a larger one at the rear, which opens out through patio doors to a generous garden with beautiful countryside views. Upstairs, there are four well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room, while the modern family bathroom includes a bath with shower over. Outside, the property boasts a spacious rear garden, a double garage, and ample driveway parking for multiple vehicles. This charming home combines rural serenity with practical family living, ideal for those seeking space, comfort, and a touch of country character.



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LOCATION

Situated in the rural hamlet of Fauls Green which has a village hall and a church. It is approximately 2 miles from the village of Prees which offers day to day facilities including a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, train station and a well regarded primary school.. Fauls Green itself . The renowned Lower Heath Primary School is approximately 1 mile away. The market towns of Whitchurch, Wem and Market Drayton are between 5 to 8 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage and electricity are available. Oil Central Heating. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, after Higher Heath there is a right hand turning signed Hodnet/Wem, turn at this point and continue on take the left hand turning signed Darliston/Fauls Green; proceed and shortly after take the right turn into Keepers Court, the property can then be found at the bottom of the road.

LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002.

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

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LOUNGE

20' 1" x 12' 1" (6.12m x 3.68m)

CONSERVATORY

19' 7" x 12' 9" (5.97m x 3.89m)(max)

KITCHEN/DINER

20' 6" x 11' 9" (6.25m x 3.58m)

UTILITY ROOM

7' 6" x 4' 8" (2.29m x 1.42m)

SIDE CONSERVATORY

12' 4" x 11' (3.76m x 3.35m)

MASTER BEDROOM

11' 4" x 11' (3.45m x 3.35m)

ENSUITE

6' 5" x 5' 3" (1.96m x 1.6m)

BEDROOM TWO

11' 3" x 9' 8" (3.43m x 2.95m)

BEDROOM THREE

11' 9" x 8' 4" (3.58m x 2.54m)

BEDROOM FOUR

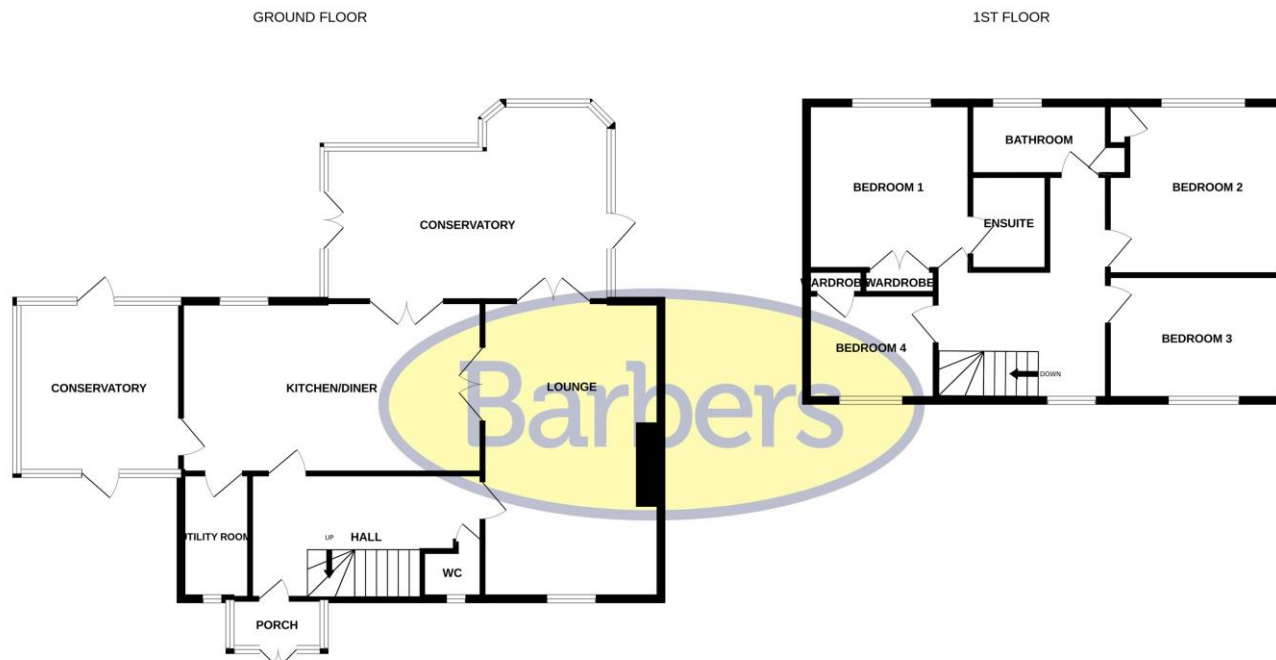
8' 1" x 6' 7" (2.46m x 2.01m)

BATHROOM

8' 7" x 5' 5" (2.62m x 1.65m)

DOUBLE GARAGE

18' 6" x 15' 7" (5.64m x 4.75m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



WHITCHURCH
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