

**FOR SALE**

Offers in the region of £585,000

The Poplars, Wytheford Road, Shawbury, Shrewsbury, SY4 4JH

An individual and most desirable detached bungalow, offering a superb living environment, set in stunning wraparound gardens and providing an impressive range of outbuildings in this convenient yet private rural locality. Set in all approximately 0.9 acres.



MILEAGES: Shrewsbury 9.5 miles, Telford 12.5 miles. All mileages are approximate.



- Stunning private location
- Generously proportioned accommodation
- Flexible layout
- Beautiful large gardens
- Fantastic range of outbuildings
- Far reaching views

DIRECTIONS

From Shrewsbury proceed north, taking the A53 towards Shawbury. On arrival at the village, continue through the traffic lights and head past the village shops. When leaving the village, take the right turn onto Wytheford Road. Continue along and the property will be identified after a short distance on the right hand side.

SITUATION

The property is attractively positioned in a beautiful rural locality, which is within close proximity to the village of Shawbury. The village itself offers a range of amenities including shops, a primary school and medical centre. Commuters will find that the property is well placed for access to the county town of Shrewsbury, which offers excellent social and leisure amenities, shopping centre, schools and a rail service. Wellington and Telford are also readily accessible providing access to the M54 motorway and thereon to the West Midlands Conurbation. To the North East lies Market Drayton with links to the Potteries.

DESCRIPTION

The Poplars is a most impressive and extremely desirable detached property, which offers a flexible and versatile living environment. The property boasts three reception rooms, a breakfast kitchen, utility room, three bedrooms, bathroom and separate shower room. To the first floor, is a useful attic room. Outside, the property is approached over a sweeping tarmac driveway with space for numerous vehicles and leading to a useful parking area behind the outbuildings, which could be perfect for those with a caravan/motorhome. The comprehensive outbuilding range comprises a number of offices, workshops/garages and storerooms. The property is beautifully set within its plot, offering surrounding immaculately maintained gardens, including generous flowing lawns interspersed with a number of abundantly stocked shrubbery beds and borders. There are some lovely far reaching views from the property over adjoining farmland.

ACCOMMODATION

Part glazed and panelled entrance door into:-

RECEPTION HALL

Staircase to first floor, doors off and to:-

LIVING ROOM

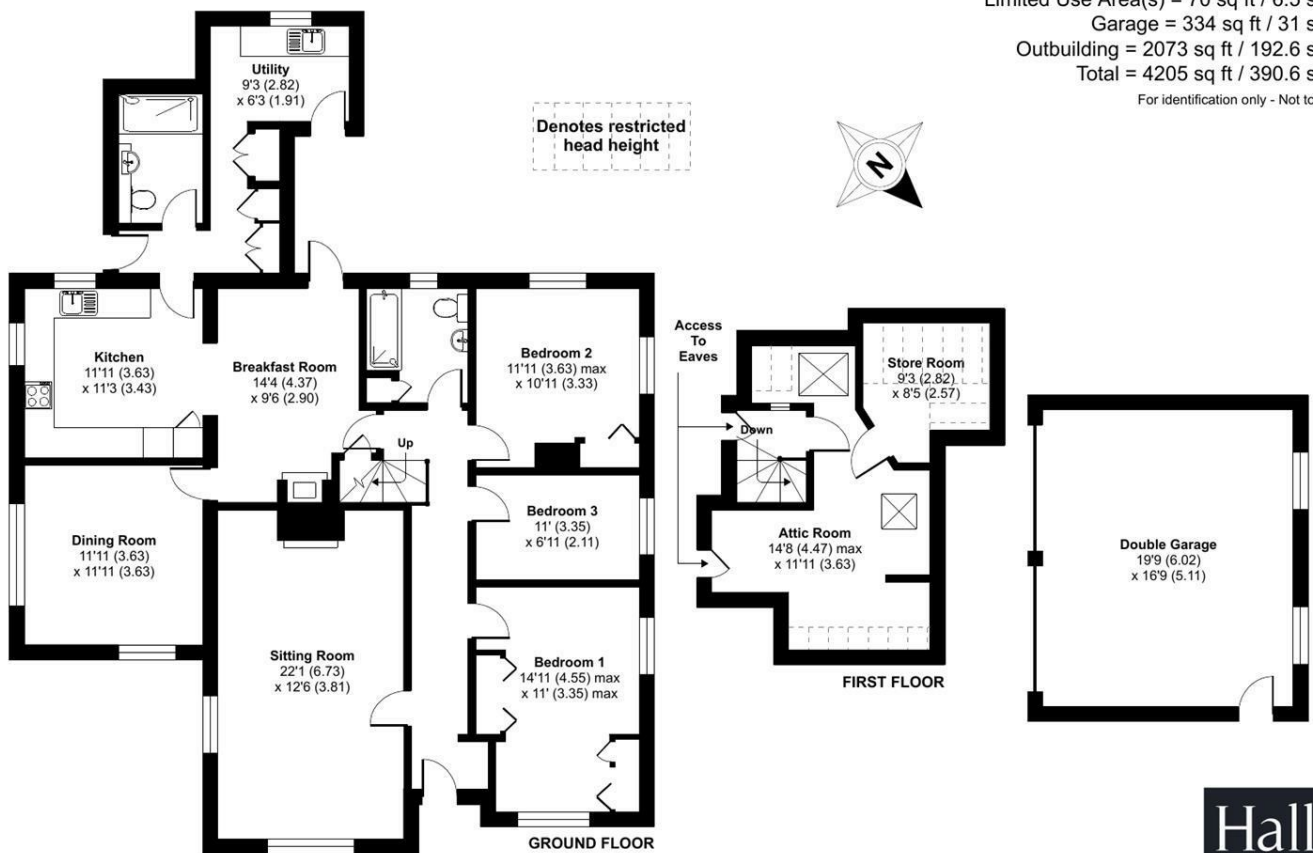
With fireplace with open grate, dual aspect windows providing a pleasant outlook over surrounding gardens.

SITTING ROOM

Fireplace with tiled hearth and exposed brickwork, housing a multifuel burning stove. Glazed access door to gardens and archway to:-



Approximate Area = 1728 sq ft / 160.5 sq m (excludes lean to)
 Limited Use Area(s) = 70 sq ft / 6.5 sq m
 Garage = 334 sq ft / 31 sq m
 Outbuilding = 2073 sq ft / 192.6 sq m
 Total = 4205 sq ft / 390.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1257955



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



BREAKFAST KITCHEN

Tiled floor and providing an extensive range of eye and base level units comprising cupboards and drawers, with generous worksurface area over. Sink unit with mixer tap over. Part tiled walls and tiled splash, integral Seamans electric oven and grill with four Seamans electric hob unit and Zanussi extractor hood. Space and plumbing for dishwasher, space for fridge freezer, dual aspect windows with beautiful far reaching views towards the Wrekin. Part glazed stable door to:-

REAR HALL

With built in cloaks cupboard, tall built in storage cupboard, built in airing cupboard with insulated hot water cylinder.

UTILITY

Tiled floor and providing a range of base level cupboards with worksurface area and stainless steel sink unit and drainer. Part tiled walls, Mistral oil fired central heating boiler. Space and plumbing for washing machine, access door to garden.

SHOWER ROOM

Providing a white suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under, part tiled walls, feature large walk-in shower cubicle with wall mounted electric shower unit, part tiled walls and splash screen. Extractor fan, heated towel rail.

DINING ROOM

With dual aspect windows providing delightful far reaching views.

BEDROOM ONE

With a generous range of built in wardrobes with overhead storage cupboards. Dual aspect windows with superb outlook.

BEDROOM TWO

With built in double wardrobe with overhead storage cupboard, windows overlooking surrounding gardens.



BEDROOM THREE

With lovely outlook over gardens.

BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment, part tiled walls, wall mounted heated towel rail. Built in storage cupboard.

FIRST FLOOR LANDING

With a useful loft eaves store area.

ATTIC ROOM

Providing two velux windows, walk in storage cupboard, eaves storage areas.

OUTSIDE

The property is approached through ornamental gates, leading onto a sweeping tarmac driveway, which offers a fantastic parking area, whilst giving vehicular access to the detached double garage and extensive range of outbuildings. The driveway extends to the rear of the outbuildings and gives an excellent space for those wishing to store a caravan/motorhome. It should also be noted that there is a second vehicular access to the front onto a gravelled driveway.

DOUBLE GARAGE

With twin metal up and over entrance doors, power and light points, potential eaves storage area.

OUTBUILDING RANGE

A large range containing the following:

- Offices
- Two large workshops/garages
- Three store rooms
- Carport



THE GARDENS

The bungalow is beautifully set in the centre of its plot and offers immaculately maintained large flowing lawns containing a wealth of abundantly stocked flowering shrubbery beds and borders. The lawns extend around the front side and rear of the bungalow. Immediately adjacent to the back of the bungalow is a raised concreted patio area with steps leading down to further herbaceous borders and a brick BBQ. Attractive flagged sun terrace with summer house. Numerous raised beds. External Belfast sink unit with hot and cold water supply. An ornamental iron gate then leads through to a vegetable/fruit growing area, greenhouse and sweeping lawns containing a number of trees. Brick and tile garden WC and store. Prospective purchasers should be delighted to the note that there are some fantastic far reaching views from the Wrekin to the South Shropshire Hills.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water and electricity are understood to be connected. Oil fired central heating, drainage is to a septic tank. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
Tel: 01743 236444

FOR SALE

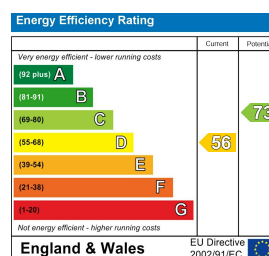
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01743 236 444

Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

E: shrewsbury@halls.gb.com



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