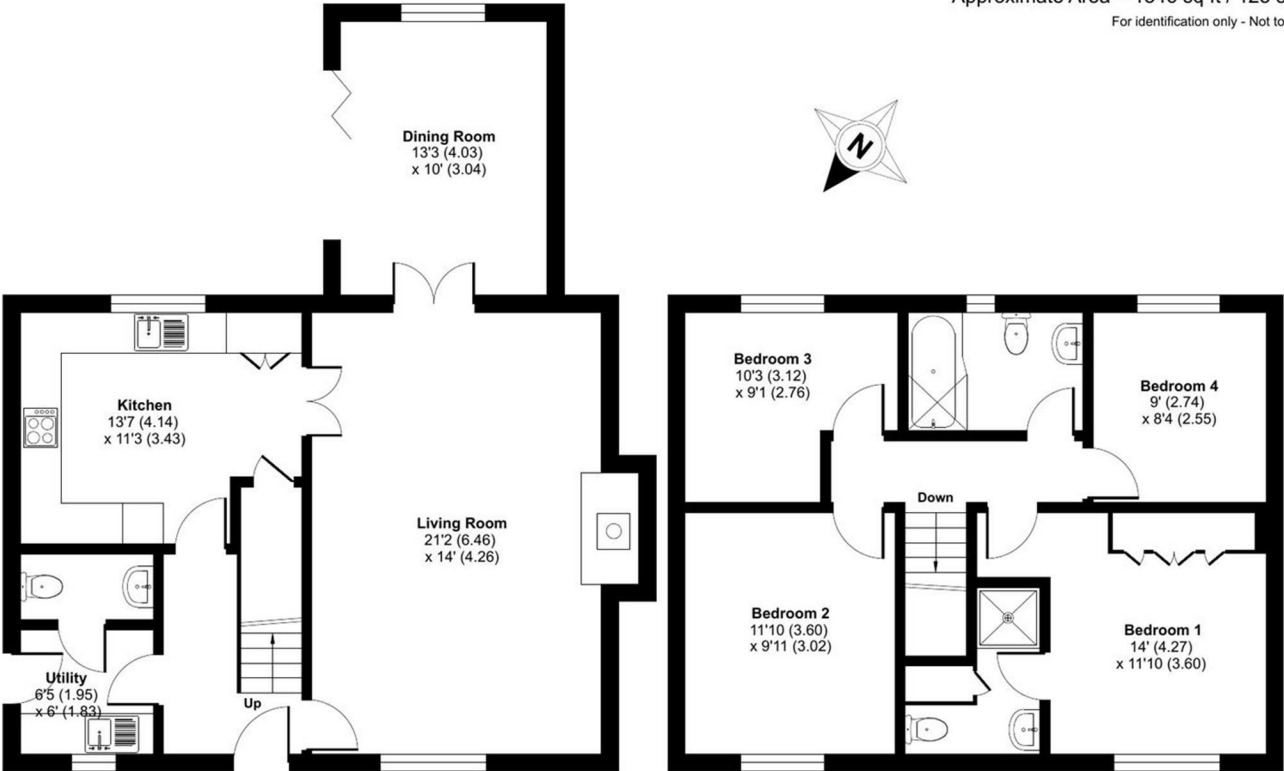


FOR SALE

2 Old Mill Close, Worthen, Shrewsbury, SY5 9JT



Approximate Area = 1346 sq ft / 125 sq m  
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2025. Produced for Halls. REF: 1297649



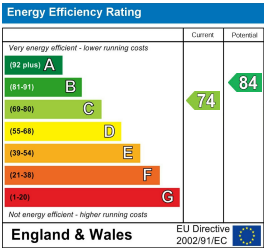
FOR SALE

Offers in the region of £385,000

2 Old Mill Close, Worthen, Shrewsbury, SY5 9JT

**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



An attractive and deceptively spacious, much improved detached family home, with landscaped gardens and private parking set amidst a small, well laid out cul-de-sac development on the fringe of a picturesque village.



01743 236 444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com




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2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Immaculately presented throughout
- Large reception rooms
- 4 bedrooms
- Landscaped gardens
- Kitchen with breakfast bar
- Idyllic popular village

**DIRECTIONS**  
From Shrewsbury, take the B4386 road west through to Westbury and then continue on into Worthen. In the centre of the village turn left onto Brookside. Proceed a short distance and the development will then be seen on the right hand side.

**SITUATION**  
The property is attractively situated, set slightly elevated off a private cul-de-sac road. Positioned on the edge of the village, there are partial views to hills in the distance, including the Callow. The village itself, known for its thriving community, provides a range of amenities including a shop, primary school, medical practice, village hall and church. The area is known for its scenic beauty and the village is surrounded by unspoilt farm land, together with access to a number of country walks.

**DESCRIPTION**  
2 Old Mill Close is an attractive modern 4 bedroom family home, set on a small development in centre of this popular rural village. The property has been updated and improved by the current owners with the property now offering a lovely large sitting room with feature brick fireplace and inset log burning stove. The garden room/dining room is located off here and is located at the rear of property with views of the rear gardens and bi-folding doors to the rear patio. The updated kitchen has a range of built in appliances, a breakfast bar and on the ground floor there is also a useful utility room with guest WC.

On the first floor there are 4 bedrooms and a family bathroom. The well portioned principal bedroom has built in wardrobes and an en-suite shower room and there are 3 further double bedrooms all serviced by the family bathroom.

**ACCOMMODATION**  
**ENTRANCE HALL**  
With staircase to first floor and doors off and to:-  
**LIVING ROOM**  
A front to back spacious room with feature brick fireplace, window overlooking the front and french doors through to:-  
**DINING/GARDEN ROOM**  
With bi-folding doors out to the rear gardens.

**KITCHEN**  
Providing an attractive range of cream front eye and base level cupboards with generous worksurface area over and incorporating a one and half bowl stainless steel sink unit and drainer with mixer tap over, hob unit with extractor hood over, built in oven. Space for American style fridge freezer. Central breakfast bar eating area with storage cupboards under.

**UTILITY ROOM**  
Providing a continuation of the kitchen cream fronted units, stainless steel sink unit and drainer, space and connection for washing machine.

**FIRST FLOOR LANDING**  
With doors off and to:-  
**BEDROOM ONE**  
With built in wardrobes and door to:-  
**ENSUITE SHOWER ROOM**  
Providing a white suite comprising low level WC, pedestal wash hand basin and shower cubicle. Linen cupboard.  
**BEDROOM TWO**  
Window over looking the front.  
**BEDROOM THREE**  
Window over looking rear gardens.  
**BEDROOM FOUR**  
Window over looking rear gardens.

**BATHROOM**  
Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over, splash screen. Part tiled walls.  
**OUTSIDE**  
The property is approached over a private made up cul-de-sac road, which leads to the private driveway parking. Flagged pathways extend partly across the front of the house and down to the rear.

**THE GARDENS**  
The rear gardens have been landscaped and have a lawned area, play area, good size patio and storage shed.  
**GENERAL REMARKS**

**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 £30 (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.

**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, electricity and drainage are understood to be connected. LPG gas fired central heating with a private underground tank. None of these services have been tested.

**COUNCIL TAX**  
The property is in Council Tax band 'D' on the Shropshire Council Register.

**VIEWINGS**  
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.