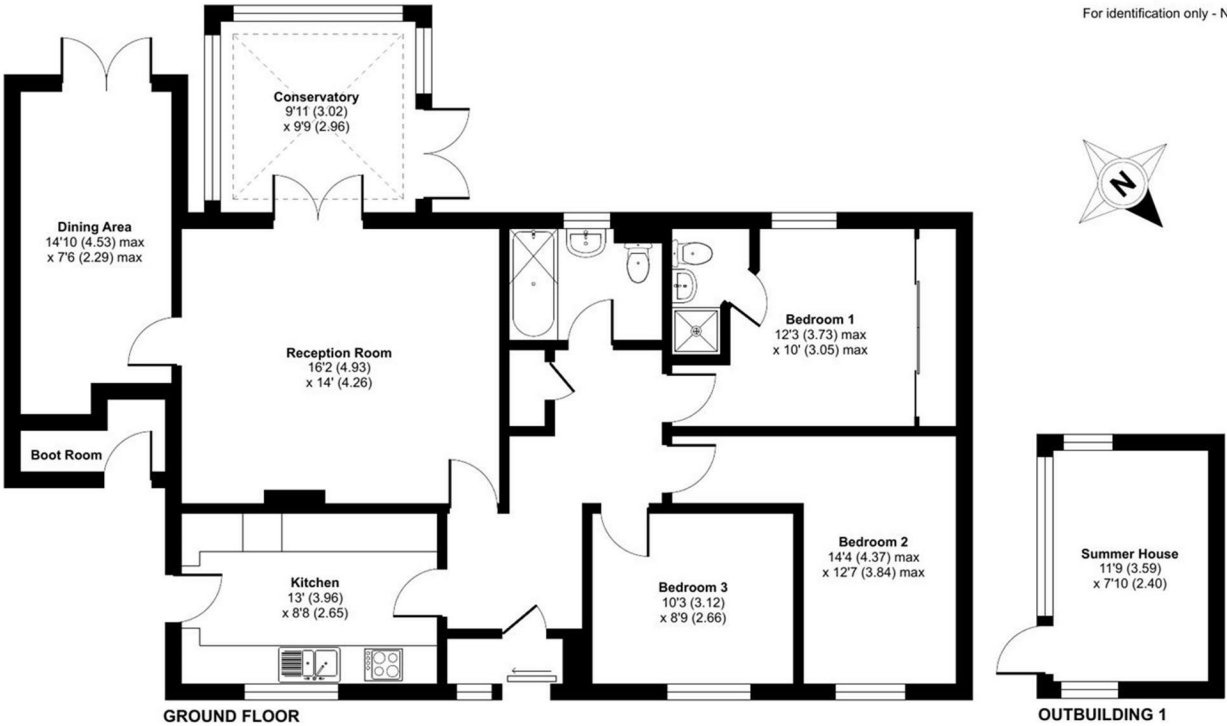


FOR SALE

7 Mill Stream, Worthen, Shrewsbury, SY5 9JX



Approximate Area = 1141 sq ft / 106 sq m  
Outbuildings = 113 sq ft / 10.4 sq m  
Total = 1254 sq ft / 116.4 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). © nrichcom 2025. Produced for Halls. REF: 1334965



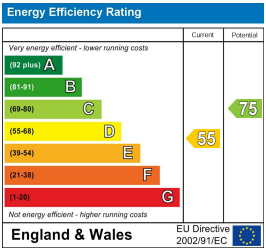
FOR SALE

Offers in the region of £339,995

7 Mill Stream, Worthen, Shrewsbury, SY5 9JX

**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



01743 236444

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



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MILEAGES: Shrewsbury 13.1 miles, Telford 27.3 miles. All mileages are approximate .



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Popular rural village
- Well proportioned accommodation
- Attractively presented and neatly appointed
- Generous driveway with additional carport
- Wonderfully maintained gardens
- Stunning far reaching views

**DIRECTIONS**  
From Shrewsbury take the B4386 road west through Westbury and continue onto the village of Worthen. In the centre of the village and just after the shop turn left onto Brookside, continue along and follow the road round to the right into Millstream. Continue along and the property will be found on the left hand side.

**SITUATION**  
The property is most attractively positioned and is within easy access to the village. Worthen itself provides a range of amenities including a shop, primary school, medical practice, village hall and church. Further amenities can be found in Shrewsbury with its excellent shopping centre, social and leisure facilities together with a range of schooling. Commuters will note that the village gives access through to the main A5 commuter route extending east towards Telford or north towards Oswestry. To the west lies the attractive towns of Welshpool and Montgomery

**DESCRIPTION**  
7 Millstream is an attractively presented and particularly well appointed detached bungalow, offering rooms of pleasing proportion throughout. The accommodation comprises a spacious living room, dining area, fitted kitchen and conservatory, which offers access and views over the lovely gardens and surrounding countryside. There are three bedrooms, the principal of which has an en-suite shower room, while the remaining two are served by the bathroom. Outside, there is a large gravelled driveway together with a carport. The gardens are predominantly found to the rear, these are south facing and offer decked patio seating areas, neatly manicured lawns and well stocked shrubbery beds and borders. In addition, there is a lovely useful detached garden room which has a stunning aspect over the adjoining fields and hills beyond.

**ACCOMMODATION**  
Sliding patio doors lead into:-  
**ENTRANCE PORCH**  
Tiled floor, panelled part glazed door through to:-  
**ENTRANCE HALL**  
With access to loft space, dado rail, built in linen cupboard with fitted shelving.  
**LIVING ROOM**  
With ceiling cornice, ornamental fireplace with living flame remote controlled electric fire. Twin glazed french doors to conservatory.  
**DINING AREA**  
With twin glazed french doors to rear garden.

**CONSERVATORY**  
Tiled floor, wraparound UPVC double glazed windows and polycarbonate roof, offering lovely aspect over rear garden, adjoining farmland and rolling hills beyond. Twin glazed french doors onto decked sun terrace and gardens.  
**KITCHEN**  
Providing a matching range of eye and base level units, comprising cupboards and drawers with generous worksurface area over. One and a half bowl stainless steel sink unit and mixer tap, space and connection for electric cooker, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, breakfast bar eating area. Panelled part glazed UPVC door to side of the property.

**BEDROOM ONE**  
With range of built in wardrobes with sliding doors. Window with lovely aspect over gardens, adjoining fields and towards The Callow and hills in the distance. Door to:-  
**ENSUITE SHOWER ROOM**  
Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, shower cubicle with inset tiling and splash screen. Wall mounted heated towel rail.  
**BEDROOM TWO**  
**BEDROOM THREE**

**BATHROOM**  
With tiled floor and providing a modern suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under, panelled bath with feeder shower connection, fully tiled walls, heated towel rail, recessed built in bathroom storage cupboard.  
**OUTSIDE**  
The property is approached over a generous gravelled driveway, which offers parking for numerous vehicles, whilst giving access to the carport and pedestrian access to the front and side of the bungalow.  
**CARPORT**  
With tiled floor and offering an excellent storage area with door to garden store.

**THE GARDENS**  
To the front, the gardens are laid for ease of maintenance and offer well stocked shrubbery beds and borders, together with sections of artificial grass. The majority of the gardens are positioned to the rear and these are a most notable feature. Immediately adjacent to the conservatory is a decked sun terrace entertaining area, ideal for alfresco dining. This is adjoined by beautifully manicured lawns which are surrounded by further wonderfully maintained and stocked herbaceous borders. Large timber and felt storage shed. External double power socket. To one corner of the garden is a feature raised garden room, with oak framed bi-folding doors and allowing a superb setting for full appreciation for the glorious open countryside surroundings. Prospective purchasers will be delighted to note that the rear gardens benefit from a southerly facing aspect, with views form The Callow around to the Welsh Hills.

**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. Oil fired central heating. 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.