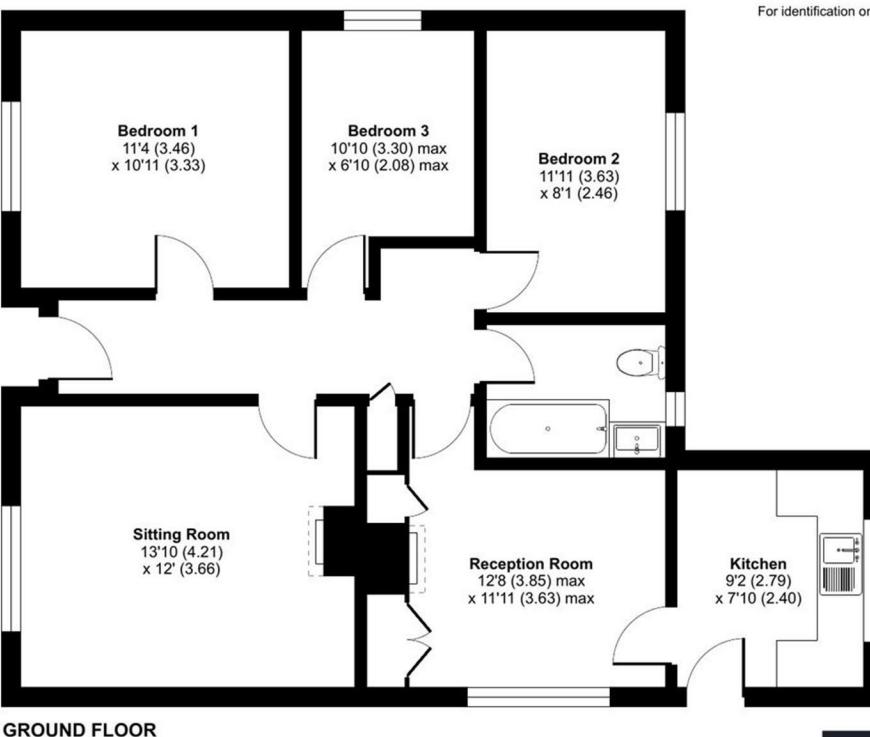
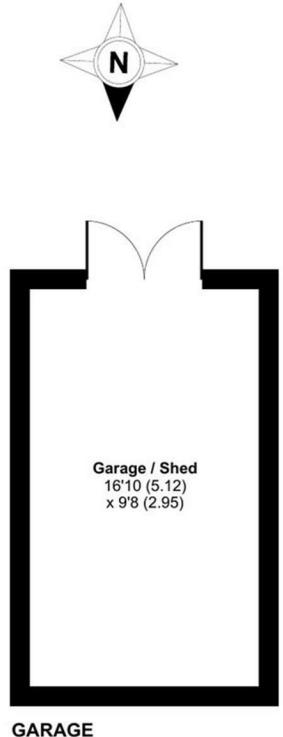


FOR SALE

Four Oaks Bungalow, Rosehill Road, Stoke Heath, Market Drayton, TF9 2LF



Halls<sup>1845</sup>



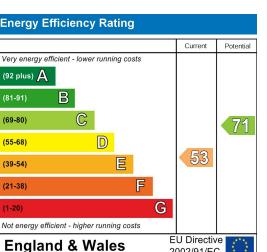
Halls<sup>1845</sup>

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1346668

**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



FOR SALE  
Four Oaks Bungalow, Rosehill Road, Stoke Heath, Market Drayton, TF9 2LF

Offers in the region of £395,000

An attractive bungalow, providing spacious accommodation, situated in the most idyllic of locations with expansive gardens and grounds of approx. 0.62 acres.

Halls<sup>1845</sup>

01743 236444

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

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MILEAGES: Telford 16.5 miles, Shrewsbury 16.8 miles. All mileages are approximate.

2 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- Huge potential for renovation and extension
- Lovely gardens and grounds
- Backing onto the village school playing fields
- Lovely countryside views
- Sweeping driveway
- NO ONWARD CHAIN

#### DIRECTIONS

What3words //feasted.helpfully.windows

From Shrewsbury proceed out along the A53 through Shrewsbury towards Market Drayton, straight over the Hodnet roundabout and then turn right to Stoke on Tern. Proceed through the village and into Heathcote where you take the left hand turn down Rosehill Road. Continue past the school and the property will be located on the left hand side.

#### SITUATION

The hamlet of Rosehill and the neighbouring village of Tern Hill have a primary school, local convenience store, petrol station with mini Waitrose, restaurant, popular fish & chip shop and a sports centre. There is a public house known as The Red Lion also at the village of Wistanswick.

Nearby are the towns of Market Drayton and Newport which both offer a more comprehensive range of shopping and leisure amenities. Larger towns within commuting distance include Shrewsbury, Telford and Newcastle under Lyme.

The property is well positioned for commuter routes, having easy access to the A41 and mainline rail links are found at Stafford, Stoke and Crewe.

#### DESCRIPTION

Four Oaks Bungalow is a charming three-bedroom bungalow, beautifully positioned in an idyllic rural setting. This property offers huge potential for updating, renovation, extension, and even possible development (subject to the necessary planning permissions).

The home is currently arranged with an entrance hall to the front, flanked by the principal bedroom and a spacious sitting room, both overlooking the front gardens. The sitting room features a fireplace with an electric insert. Beyond this is a cosy snug/dining room, also with a fireplace and electric insert, which leads through to the rear kitchen. The kitchen is fitted with a range of wall and floor units and provides access to the rear patio. Two further bedrooms are served by the family bathroom.

#### OUTSIDE

Four Oaks Bungalow is approached via a sweeping driveway that opens into a large parking area and includes a detached garage. The property's standout feature is its stunning gardens and grounds/paddock, which extend along the lane. Once richly planted and still beautifully maintained, the grounds feature mature trees and are mostly laid to lawn, creating a tranquil and picturesque environment.

#### 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 and electricity are understood to be connected. Oil fired central heating. Septic tank drainage. 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.