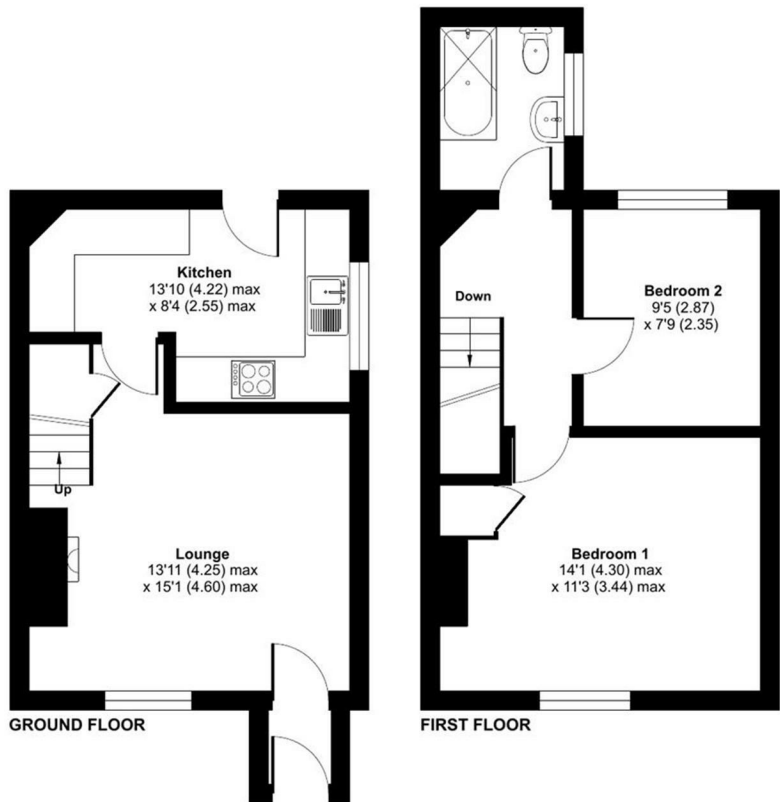


FOR SALE

1 Pools Cottages, Annscroft, Shrewsbury, SY5 8AX



Approximate Area = 638 sq ft / 59.2 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). © nñchecom 2025. Produced for Halls. REF: 1358081



FOR SALE

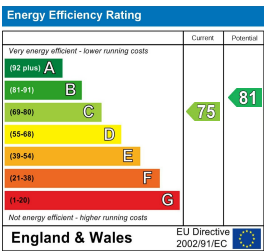
Offers in the region of £235,000

1 Pools Cottages, Annscroft, Shrewsbury, SY5 8AX

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

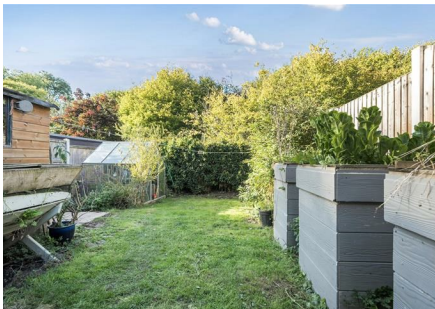


A most charming country cottage with character, set with generous driveway parking and established gardens in this sought after rural village.




01743 236444

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




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MILEAGES: Shrewsbury 4.7 miles, Telford 19.3 miles. All mileages are approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Lovely rural location
- End terrace cottage
- Character features
- Generous gravelled driveway
- Well stocked gardens
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury take the Longden Road past the Priory and Meole Brace schools which leads out of town. Proceed through the village of Hook-a-Gate and continue to the next village of Annscroft. Once you enter the village, the property will be seen on the right hand side clearly identified by a Halls for sale board.

SITUATION

The property is situated within the popular village of Annscroft, which is surrounded by unspoilt farmland. The property itself backs on to a delightful brook with an appealing outlook beyond. The village is well placed for commuters, giving easy access to Shrewsbury and also being en route to the Meole Brace and Priory schools, whilst Shrewsbury town centre with its excellent range of amenities, including a rail service, is just a short distance thereafter. A local primary school is to be found at the nearby village of Longden.

DESCRIPTION

1 Pool Cottage is a delightful end-terrace property offering both of charm and character, set in a highly convenient and desirable rural location.

The ground floor features a welcoming and spacious living room with a beautiful brick fireplace and a cosy log-burning stove. To the rear, the well-appointed kitchen offers a range of fitted units and gives access out to the rear of the property.

Upstairs, the first floor offers two well proportioned bedrooms, both served by the bathroom which has a white suite.

Externally, the property enjoys an impressive gravelled driveway with ample parking for multiple vehicles. The established gardens lie to both the front and rear, boasting well-maintained lawns, patio seating areas, a variety of specimen trees, and richly stocked herbaceous borders, perfect for outdoor entertaining or peaceful enjoyment.

This charming cottage combines country living with excellent accessibility and is an ideal opportunity for those seeking a characterful living environment in a rural setting.

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, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

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