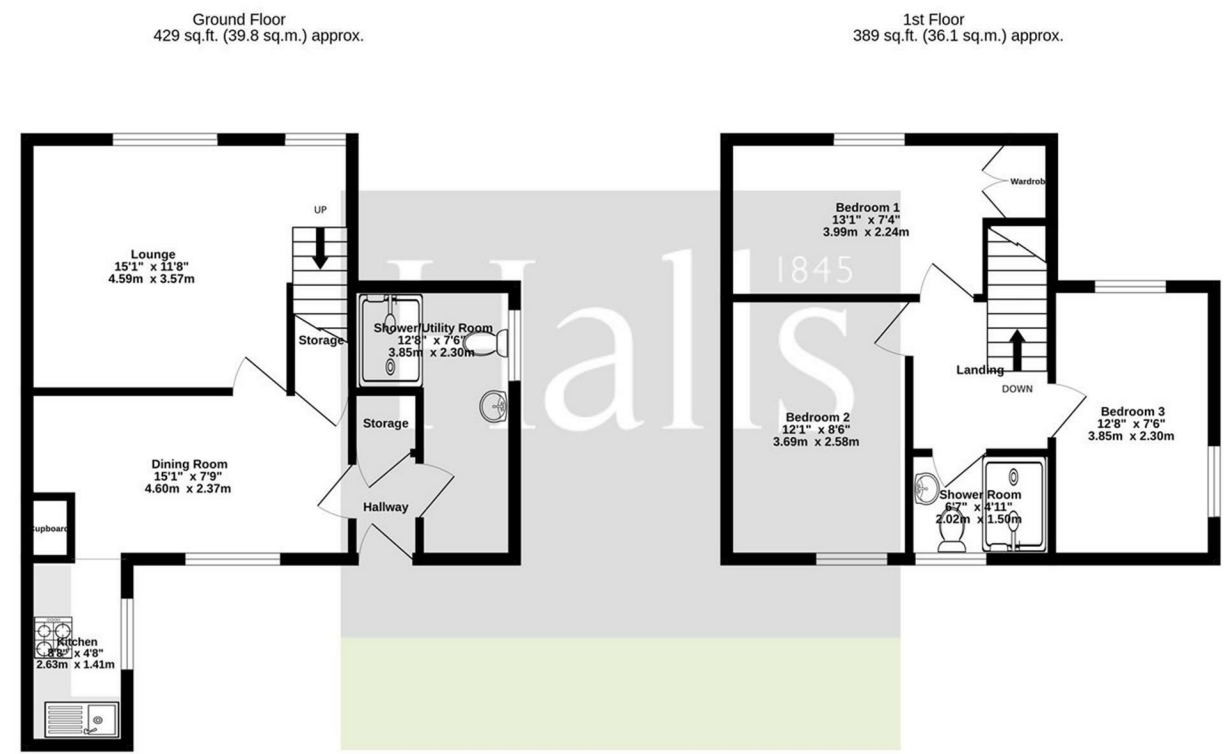


FOR SALE

4 The Hazels Stanton Upon Hine Heath, Shrewsbury, SY4 4HD



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

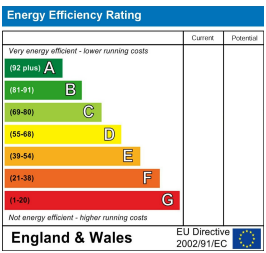
Offers in the region of £325,000

4 The Hazels Stanton Upon Hine Heath, Shrewsbury, SY4 4HD

**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 charming semi-detached period cottage offered with no upward chain, set in a peaceful rural location with panoramic views over surrounding farmland. The property features a spacious dining area with character fireplace, a well-equipped kitchen, lounge with open fire, three bedrooms and two shower rooms. Outside, it boasts a generous garden plot, detached timber garage, gravel driveway, patio areas, and a vegetable garden—all within an idyllic countryside setting.



01952 971800

**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@halls.gb.com



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Residential / Fine Art / Rural Professional / Auctions / Commercial


01952 971800





  
1 Reception  
Room/s

  
3 Bedroom/s

  
2 Bath/Shower  
Room/s



- Desirable Rural Location.
- Beautiful Surrounding Views.
- Generous Garden Plot.
- Great Transport Links.
- Character Property.
- Total ft² - 818.00

DESCRIPTION

This beautiful semi-detached property in Stanton Upon Hine Heath offers a desirable countryside home. Set within a spacious plot and surrounded by farmland views, this property is truly special.

Upon entering the property, you are welcomed into the dining room. An impressive feature fireplace with a decorative AGA provides a striking focal point to the room, whilst the large window to the front elevation allows for ample natural light to flood the space. The kitchen is accessed via the dining room and offers a range of wall and base units, a built-in oven and hob, as well as views to the front elevation.

The lounge enjoys a beautiful and detailed fireplace as well as views to the rear elevation, overlooking the surrounding Shropshire countryside. The utility/shower room comprises of a hand-wash basin, shower cubicle and W.C. whilst space is still available for wall and base units.

Upstairs, the main bedroom offers views to the rear elevation and a fitted wardrobe for convenient added storage. Bedroom two provides views to the front elevation. The third bedroom is equipped with a fitted wardrobe and dual aspect windows to the rear and side of the property, allowing for natural light to create a bright and airy space.

Externally, the cottage is beautifully positioned in a substantial garden plot that takes full advantage of the surrounding countryside. A gravelled driveway leads up to a timber garage whilst a gravelled pathway runs around the property, The gardens are well presented and kept, creating a peaceful space to relax.

LOCATION

Stanton upon Hine Heath is a quiet rural village in north Shropshire, located approximately 7 miles from Shrewsbury and around 18 miles from Telford. Surrounded by open countryside, it offers a traditional village setting with a church, pub, and village hall, while benefiting from good road links via the A53 and easy access to nearby rail stations.

DIRECTIONS

From our office on Market Street, Wellington, turn right onto Bridge Road. In 0.2 miles take the third exit at the roundabout onto Vineyard Road. Stay on this road for 0.3 miles before turning left onto King Street. Turn right in 0.3 miles onto Apley Avenue and take the first exit at the roundabout in another 0.3 miles onto Whitchurch Drive. In 0.8 miles take the second exit at the roundabout onto the A442. Stay on this road for 3.1 miles before taking the second exit at the roundabout, staying on the A442. Turn left in 2.4 miles and bear right in 2.8 miles onto Hazels Road where you will be able to find the property on your right in approximately 150 yards.

ROOMS

GROUND FLOOR

LOUNGE

15'0" x 11'8"

DINING ROOM

15'1" x 7'9"

KITCHEN

8'7" x 4'7"

UTILITY/SHOWER ROOM

12'7" x 7'6"

FIRST FLOOR

BEDROOM ONE

13'1" x 7'4"

BEDROOM TWO

12'1" x 8'5"

BEDROOM THREE

12'7" x 7'6"

SHOWER ROOM

6'7" x 4'11"

EXTERNAL

GARDEN

A good sized and well presented plot with gravelled and grassed area, perfect for entertaining and relaxing.

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX BAND

Council Tax Band: C

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent.

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.