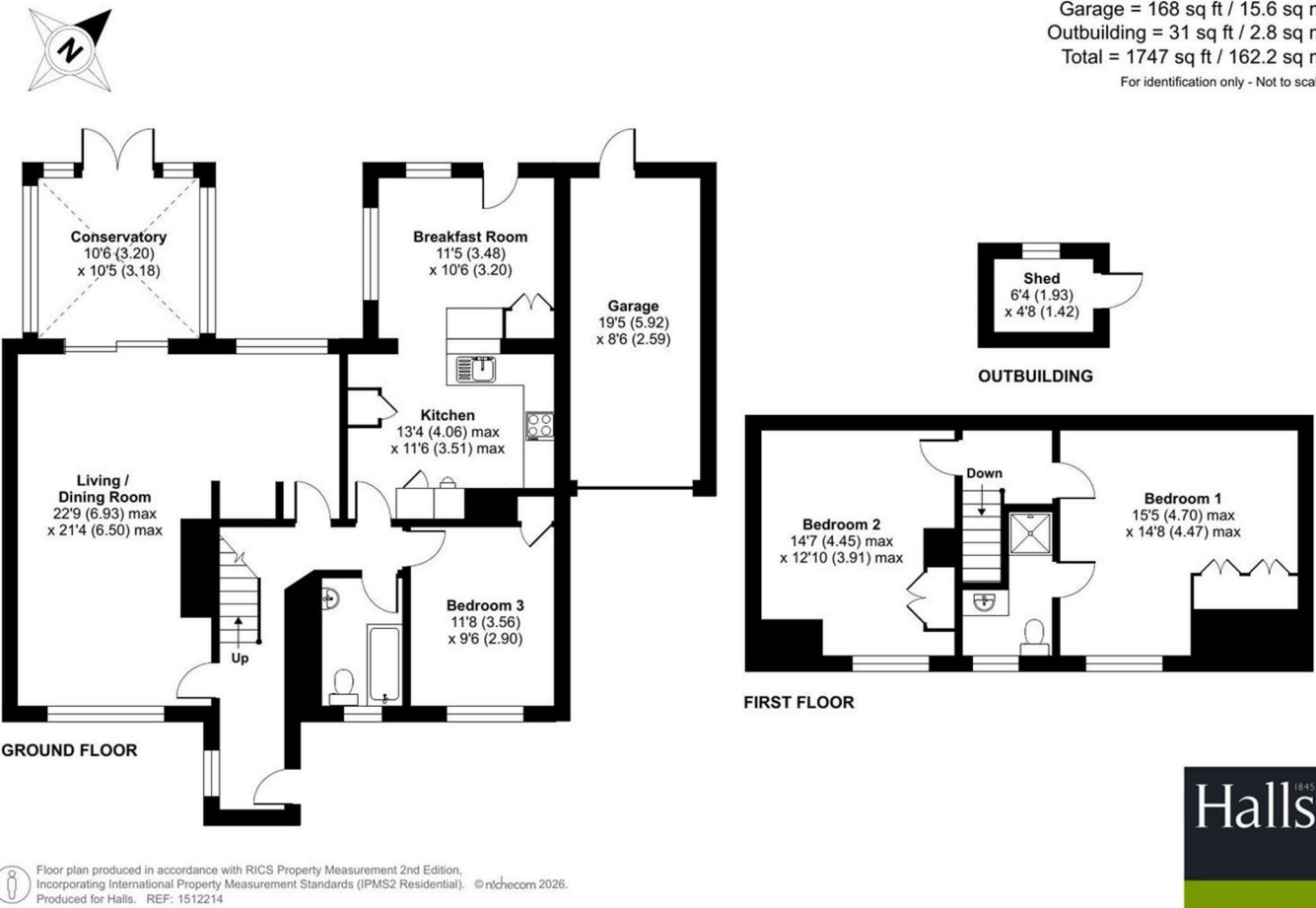


FOR SALE

4 Pinewood Road, Shawbury, Shrewsbury, SY4 4HU



FOR SALE

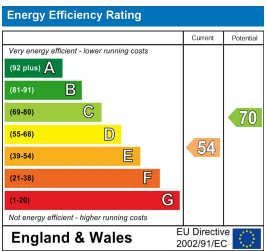
Offers in the region of £390,000

4 Pinewood Road, Shawbury, Shrewsbury, SY4 4HU

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 versatile detached dormer bungalow offering well-presented accommodation, including three bedrooms, a ground floor bedroom and shower room, open-plan lounge/diner, extended kitchen/breakfast room and conservatory, together with a generous rear garden, garage and driveway.



01952 971800

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



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2 Reception
Room/s


3 Bedroom/s


2 Bath/Shower
Room/s





- Generous and Private Rear Garden
- Extended Kitchen/Breakfast Room
- Ground Floor Bedroom and Bathroom
- Main Bedroom with En-Suite Facilities
- Spacious Lounge/Diner with Conservatory
- Sought-After Location

DESCRIPTION

Offering a great blend of space, flexibility and practicality, this well-presented detached dormer bungalow provides versatile accommodation arranged over two floors. The property is complemented by a generous rear garden, driveway and garage, giving it plenty of appeal both inside and out.

The ground floor has a lovely sense of space, with a large open-plan lounge/diner providing a comfortable setting for both relaxing and entertaining. From here, the conservatory offers an additional reception space and provides an enjoyable connection with the rear garden. The extended kitchen/breakfast room adds further practicality, with plenty of room for everyday family life and informal dining.

Another notable feature is the ground floor bedroom, positioned alongside a convenient bathroom and offering excellent flexibility for those looking for single-level living, a guest bedroom or a space that could suit a variety of needs. Upstairs, there are two further bedrooms, with the main bedroom benefiting from its own en-suite facilities.

Outside, the generous rear garden offers plenty of space to relax and enjoy the warmer months, while the driveway and garage provide useful parking and storage. Overall, this is a versatile and well-proportioned home offering a combination of adaptable accommodation, useful outside space and a layout that can work for a variety of buyers.

LOCATION

The property is situated in the popular village of Shawbury, surrounded by the beautiful Shropshire countryside while still offering a good range of everyday amenities. The village has a primary school, shops, post office, public houses, medical centre and community facilities, with plenty of opportunities for countryside walks close by. The nearby towns of Shrewsbury, Market Drayton and Telford provide a wider choice of shopping, leisure and dining, while the A53 and A49 provide convenient road links for commuters.

ROOMS

- GROUND FLOOR
- ENTRANCE HALL

- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- BEDROOM THREE
- BATHROOM
- FIRST FLOOR
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- EXTERNAL

GARAGE

LOCAL AUTHORITY
Shropshire Council.

COUNCIL TAX BAND
Council Tax Band: D

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS
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.