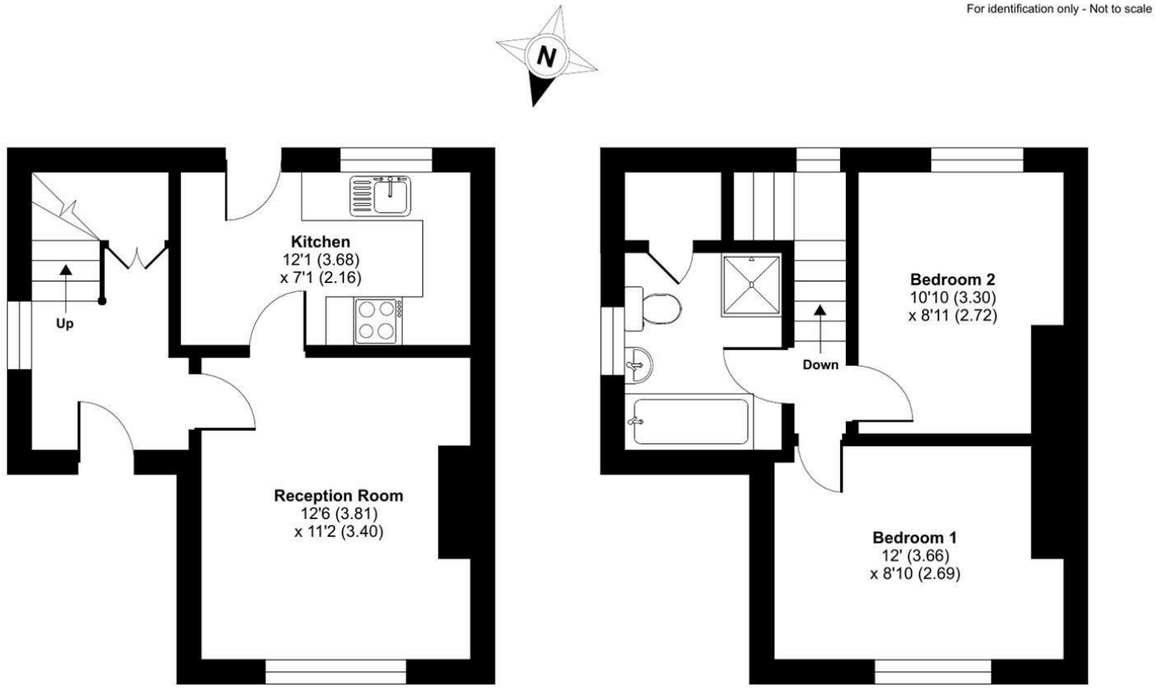
Approximate Area = 619 sq ft / 57.5 sq m

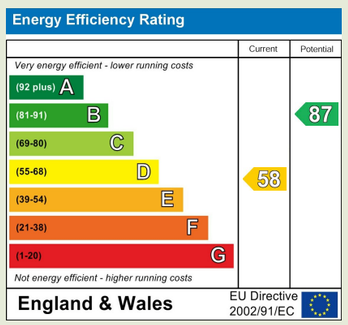
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1411136



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

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The Property Ombudsman

SHREWSBURY LETTINGS

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

01743 236444 shrewsbury@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

6 HOLYHEAD ROAD

NESSCLIFFE | SHREWSBURY | SHROPSHIRE | SY4 1DB

A greatly improved and immaculately presented mature semi detached cottage with character set with parking and gardens in this most desirable rural village.

£955 Per Calendar Month

1 2 1 D

- **Desirable rural village**
- **Immaculately presented**
- **Character features**
- **Parking**
- **Attractive gardens**
- **Available November 2026**

DIRECTIONS

From Shrewsbury proceed north along the A5 and at the main roundabout onto the Nesscliffe bypass take the third exit heading up to the village. Proceed past the petrol station on the left hand side and the property will be identified a little further along on the left by a Halls To Let board.

SITUATION

The property is pleasantly positioned on the edge of the village where a number of amenities are available including a primary school, pub/restaurant, service station and village hall. The surrounding countryside in the area is noted for its walks and beautiful scenery, notably Nesscliffe Hill Country Park, which provides footpath walks. There are a selection of state and private schools in the area and commuters will find that there is easy access via the A5 through to Shrewsbury and Telford to the south or Oswestry to the north.

DESCRIPTION

6 Holyhead Road is an immaculately presented and recently improved mature cottage with character. The ground floor provides a spacious reception hall, living room and kitchen diner which has recently been refitted to provide a delightful range of units. To the first floor there are two bedrooms and a bathroom which has a separate shower. Outside there is an extensive driveway parking area to the rear and the gardens are laid for ease of maintenance comprising an area laid to lawn with extensive flagged sun terrace and easy to keep gravelled area.

ACCOMMODATION

STORM PORCH

With panelled part glazed entrance door leading into:

ENTRANCE HALL

With staircase to first floor, understair storage cupboard housing a new Worcester oil fired central heating boiler and door to:

LIVING ROOM

12'4" x 11'1"
With attractive period range with slate hearth, eye and base level original storage cupboards.

KITCHEN DINER

11'8" x 7'6"
Recently refitted and providing a modern range of eye and base level storage cupboards and drawers with work surface over and incorporating a stainless steel sink unit and drainer with mixer tap over, space and plumbing for washing machine, space and connection for electric cooker. Space for fridge freezer and panelled rear entrance door.

FIRST FLOOR LANDING

With doors off and to:

BEDROOM 1

12'2" x 8'7"

BEDROOM 2

10'9" x 8'7"
With delightful views over fields with hills in the distance.

BATHROOM

With a modern white suite comprising low level WC, pedestal wash hand basin and panelled bath, shower cubicle with mains fed shower and mermaid boarding and splash screen. Built in storage cupboard. Wall mounted heated towel rail.

OUTSIDE

The property offers an extensive driveway parking area which leads to twin timber gates.

THE GARDENS

To the front the gardens comprise a small area laid to lawn with established hedgerow offering screening. Flagged patio area and pathway leading to the rear. The rear gardens are of a generous size and have been laid for ease of maintenance comprising a large flagged sun terrace and further spacious gravelled area. The rear garden has an outlook over fields to the rear. Brick and tile garden store with two rooms and covered area. External cold water tap.

GENERAL REMARKS

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 'C' on the Shropshire Council Register.

TERMS OF LEASE

Available on an assured periodic tenancy. A security deposit of 5 weeks will be required to be held by the DPS. A holding deposit of 1 weeks rent is required to enable us to carry out our referencing.

VIEWINGS

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