



THE PINES

DRAYTON ROAD | SHAWBURY | SHREWSBURY | SY4 4NZ





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Shrewsbury 7.3 miles | Telford 17.6 miles
(all mileages are approximate)

A BEAUTIFULLY PRESENTED AND GREATLY ENHANCED DETACHED DORMER BUNGALOW, OFFERING A FANTASTIC LIVING ENVIRONMENT WITH GENEROUS SOUTH FACING GARDENS IN THIS DESIRABLE AREA.

Popular and convenient location
Beautifully renovated accommodation
Superb family living space
Generous driveway parking and garage
Lovely south facing gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed north, taking the A53 towards Shawbury. On arrival at the village, continue through the traffic lights and head past the village shops. The Pines will be seen after a short distance, set well back from road on the right hand side.

SITUATION

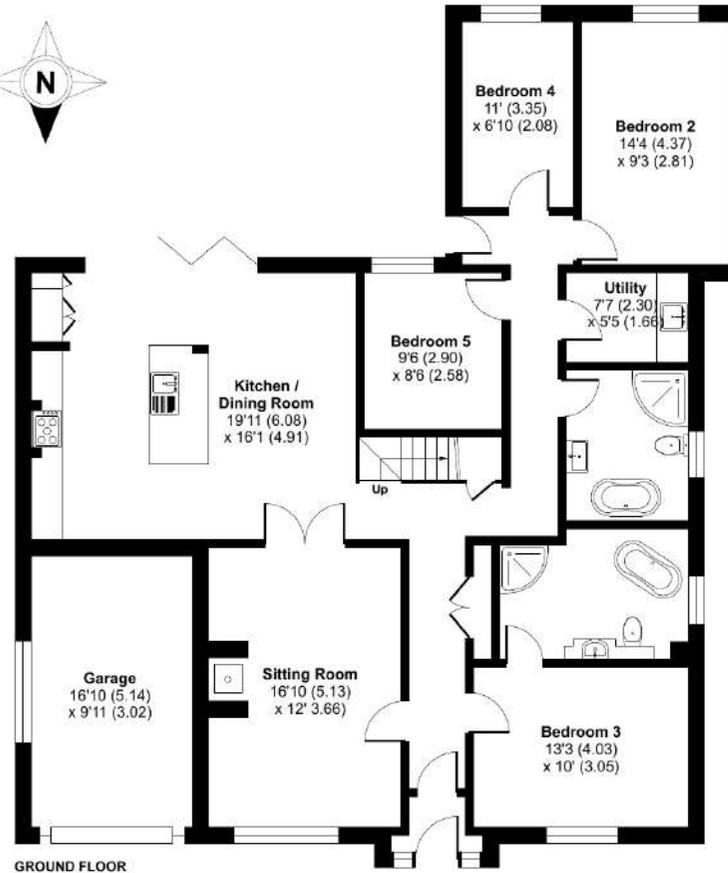
The property is attractively positioned in the highly popular village of Shawbury. The village itself offers a range of amenities including shops, a primary school and medical centre. Commuters will find that the property is well placed for access to the county town of Shrewsbury, which provides excellent social and leisure amenities, shopping centre, schools and a rail service. Wellington and Telford are also readily accessible providing access to the M54 motorway and thereon to the West Midlands Conurbation. To the North East lies Market Drayton with links to the Potteries.

PROPERTY

Upon entering the property, a welcoming entrance vestibule leads through to the main hallway, featuring built-in storage and attractive flooring that continues seamlessly throughout the principal living areas, creating a cohesive and stylish feel.

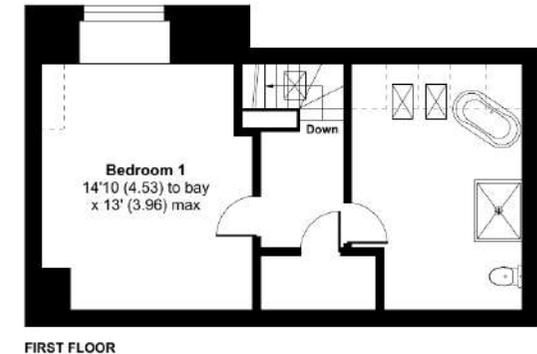
The living room provides a warm and inviting space, centred around a charming wood burner, with a door returning to the hall and elegant glazed double doors opening through to the dining area, allowing for both open and more intimate living arrangements.

At the heart of the home is a superb open-plan kitchen and family room incorporating a spacious dining area. Bi-folding doors open directly onto the rear sun terrace, creating a wonderful connection between the interior and the garden, ideal for both everyday living, alfresco dining and entertaining.



Approximate Area = 1868 sq ft / 173.5 sq m
Limited Use Area(s) = 39 sq ft / 3.6 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 2071 sq ft / 192.3 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1414818

The bespoke fitted kitchen is beautifully appointed with quartz working surfaces and complemented by a central island unit with breakfast bar, offering both practicality and a stylish focal point for the space.

The ground floor offers excellent versatility, with three well-proportioned bedrooms and a home office, which could easily serve as a fifth bedroom if required. There is also a separate utility room, an impressive family bathroom, and a generous en-suite shower

room serving one of the larger bedrooms.

A staircase from the hallway rises to the first-floor landing, providing access to the principal suite which comprises a bedroom and an additional, particularly impressive bathroom with a lovely roll top bath and fantastic shower.





OUTSIDE

Externally, the property enjoys an extensive block-paved driveway to the front, providing parking for several vehicles and bordered by established planting. There is also access to an integral single garage.

To the rear lies a very attractive south-facing garden, mainly laid to lawn with established borders and a productive vegetable garden complete with greenhouse. Immediately adjoining the rear of the property is a fantastic paved sun terrace, offering an ideal space for outdoor dining and relaxation.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

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

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



