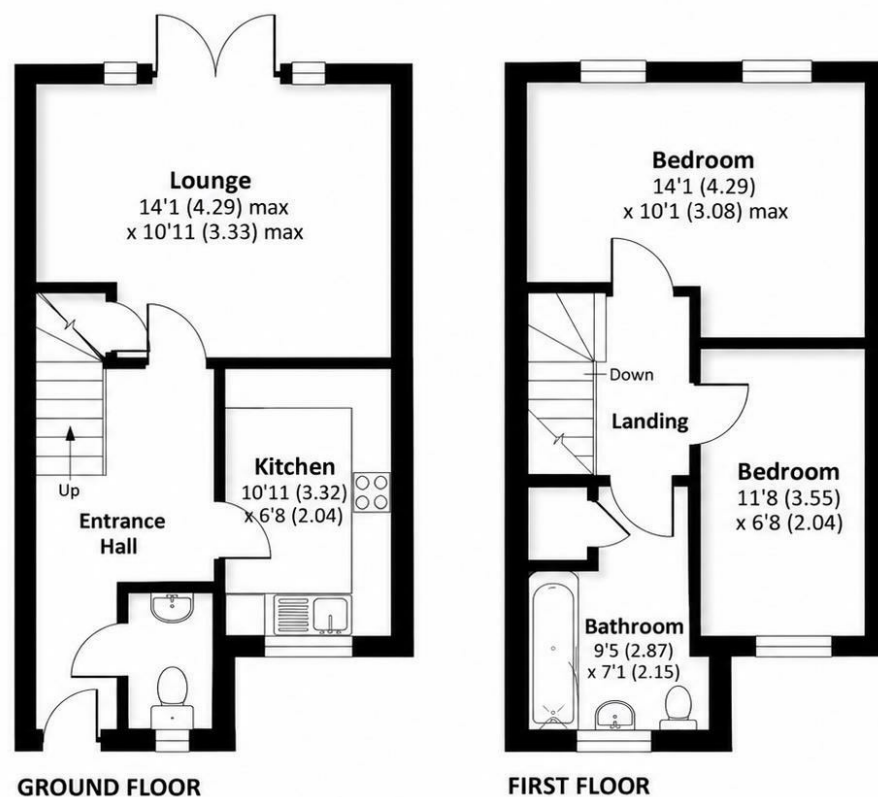




Approximate Area = 669 sq ft / 62.1 sq m
For identification only - Not to scale



25 STALEY GROVE HIGHLEY | BRIDGNORTH | WV16 6FB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

01562 820880 ✉ kidderminster@halls.gb.com

www.halls.gb.com

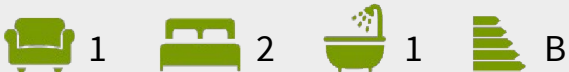


An attractive and well-presented two-bedroom home, offering well-proportioned accommodation, off-road parking and an enclosed rear garden, pleasantly situated within the popular Shropshire village of Highley.

Offers Over £200,000

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.



- Attractive Two-Bedroom Home
- Comfortable Lounge with French Doors to the Garden
- Off-Road Parking
- Enclosed Rear Garden
- Ground Floor Cloakroom
- No Onward Chain

Halls are delighted with instructions to offer Staley Grove for sale by Private Treaty.

A well-presented two-bedroom home offering thoughtfully arranged accommodation, off-road parking and an enclosed rear garden, conveniently positioned for access to the excellent range of local amenities available within Highley.

SITUATION

The property occupies a pleasant position within the popular Shropshire village of Highley, situated close to the River Severn and surrounded by attractive countryside.

Highley offers a comprehensive range of everyday amenities, including local shops, public houses, medical facilities, schooling and recreational opportunities. The village also benefits from the Severn Centre, providing a range of leisure and community facilities.

The historic market town of Bridgnorth is within convenient travelling distance and offers a wider selection of independent shops, supermarkets, restaurants and leisure facilities. The nearby towns of Bewdley and Kidderminster provide further shopping, educational and recreational amenities, together with access to the wider road and rail networks.



SCHOOLING

The area is well served by a range of educational facilities, including Highley Community Primary School and The Severn Centre, together with secondary schooling at Bridgnorth Endowed School and Oldbury Wells School.

Independent schooling options are also available within the wider area, including Winterfold House School and Moor Park School.

W3W

///shadowed.costumes.growl

THE PROPERTY

The property opens into a welcoming entrance hall, with a staircase rising to the first floor and access to a useful ground floor cloakroom, comprising a WC and wash hand basin.

The kitchen is positioned towards the front of the property and offers a practical arrangement of work surfaces, storage cupboards and space for kitchen appliances.

To the rear of the property is a comfortable lounge, providing an inviting space for both everyday relaxation and entertaining. French doors open directly onto the rear garden, allowing natural light to fill the room and providing a pleasant connection between the internal accommodation and outdoor space.



Stairs rise from the entrance hall to the first-floor landing, which provides access to two bedrooms and the family bathroom.

The principal bedroom is a generously proportioned double room, offering ample space for bedroom furnishings, whilst bedroom two provides versatile accommodation suitable for use as a guest bedroom, children's bedroom or home office.

The family bathroom completes the accommodation and comprises a bath, WC and wash hand basin.

OUTSIDE

The property is approached from via a block-paved parking area to the front providing convenient off-road parking. A paved pathway leads to the front entrance, whilst established planting adds a pleasant touch to the approach.

To the rear, the property benefits from an enclosed garden, accessed directly from the lounge through French doors and has a great degree of privacy. The garden provides an attractive outdoor space with opportunities for seating, relaxation and outdoor enjoyment.

SERVICES

We understand that the property benefits from mains water, electricity, gas, and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury SY3 8HQ



COUNCIL TAX

The property is being shown as being within council tax band B on the local authority register.

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 £36 (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.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP