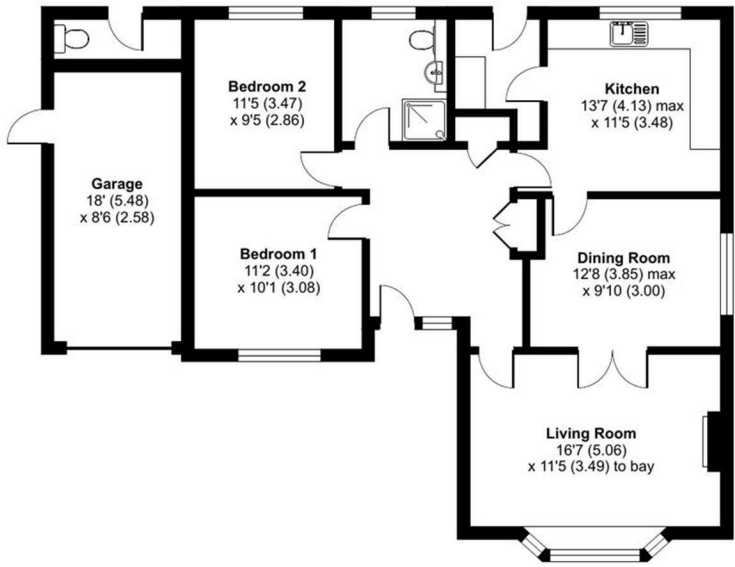


FOR SALE

Autumn Leaves, Stapleton, Dorrington, Shrewsbury, SY5 7EH



Approximate Area = 964 sq ft / 89.6 sq m
Garage = 183 sq ft / 17 sq m
Total = 1147 sq ft / 106.6 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1315209



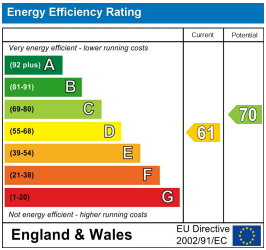
FOR SALE

Offers in the region of £275,000

Autumn Leaves, Stapleton, Dorrington, Shrewsbury, SY5 7EH

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 highly desirable detached bungalow providing well proportioned accommodation, with excellent scope for improvement, set with attractive gardens in this beautiful rural hamlet.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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MILEAGES: Longden 2.4 miles, Shrewsbury 6.4 miles, Telford 18.6 miles. All mileages are approximate.


2 Reception Room/s


2 Bedroom/s


1 Bath/Shower Room/s


1 Bath/Shower Room/s



- Beautiful rural hamlet location
- Well proportioned accommodation
- Excellent scope for improvement
- Driveway parking and garage
- Attractive easily maintained gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury, proceed south along the A49 through Bayston Hill and continue passed the turning for Condover. Proceed along, taking the right turn signposted Stapleton and follow this lane all the way through the village. At the T junction, turn right and after a short distance, the bungalow will be identified on the right hand side, clearly visible by a Halls For Sale Board.

SITUATION
The property is attractively situated in the popular hamlet of Stapleton which lies to the south of Shrewsbury. The hamlet itself offers access for walkers along numerous winding country lanes, whilst commuters have access to the county town of Shrewsbury with road links via the A5 through to the M54 motorway and onto Telford. Alternatively to the south is the delightful town of Church Stretton, with Ludlow further on.

DESCRIPTION
Autumn Leaves is a most appealing detached bungalow offering rooms of pleasing proportion throughout. The accommodation would benefit from modernisation and improvement allowing all potential purchasers an opportunity to introduce their own ideas and tastes. The accommodation currently comprises 2 reception rooms, breakfast kitchen, utility, 2 bedrooms and a shower room. Outside, there is driveway parking together with a garage and adjoining carport. The gardens are predominantly laid to lawn with established shrubbery beds and borders.

ACCOMMODATION
Brick pillared entrance porch with tiled floor, panelled part glazed door through to:-

ENTRANCE HALL
Built in cloaks cupboard, built in airing cupboard with insulated hot water cylinder, doors off and to:-

LIVING ROOM
With ornamental fireplace, bay window with lovely views towards hills in the distance, twin glazed doors through to:-

DINING ROOM
Glazed door to:-

BREAKFAST KITCHEN
Tiled floor, eye and base level units comprising cupboards and drawers, generous worksurface area over with one and a half bowl sink unit and drainer. Part tiled walls, space and connection for electric cooker and door to:-

UTILITY
Space and plumbing for washing machine, fitted worktop, part glazed access door to rear.

BEDROOM ONE
BEDROOM TWO
SHOWER ROOM
Tiled floor and a suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under, corner shower cubicle with inset tiling and splash screen, heated towel rail, part tiled walls.
OUTSIDE
The property is approached over a generous gravelled driveway providing parking for numerous vehicles whilst giving vehicular access to the attached garage and carport.

GARAGE
With up and over entrance doors, power and light points, part glazed pedestrian door. Adjoining the garage is a useful carport with gravelled base.

THE GARDENS
The bungalow is attractively positioned and offers neatly maintained lawns to the front, incorporating a variety of shrubbery beds and borders together with numerous specimen trees. It should be noted that the front gardens have some lovely far reaching views towards the Stiperstones. The lawns then extend down one side. To the rear, are further lawns together with established trees and plants.

GENERAL REMARKS

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.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

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

COUNCIL TAX
The property is in Council Tax band 'D' on the Shropshire Council Register.

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