



SAMUEL WOOD

Holly Cottage Hazels Road, Shawbury, Shrewsbury, SY4 4HE

Asking Price £525,000



# Holly Cottage Hazels Road

Shawbury, Shrewsbury, SY4 4HE



- Beautifully Presented Cottage
- Open Plan Kitchen Diner
- Three Well Proportioned Bedrooms
- Study, Utility Room & Cloakroom
- Oil Central Heating
- Recently Improved
- Spacious Living Room
- Generous Plot & Extensive Driveway
- Spacious Family Bathroom
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented cottage on Hazels Road near Shawbury, Shropshire. Recently improved the property boasts contemporary yet characterful living spaces comprised within a well designed layout complemented by generous landscaped gardens and a private driveway. Situated close to the popular village of Shawbury with amenities such as a shop, garage, pubs, food outlets, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

## Ground Floor:

Holly Cottage, Hazels Road, near Shawbury, Shropshire is a thoughtfully reconfigured and extended three-bedroom semi-detached home offering spacious and versatile living accommodation. The ground floor centres around an impressive open-plan living/kitchen/dining area, creating a bright and sociable heart of the home ideal for modern family living and entertaining. A separate lounge provides a cosy retreat, while an additional study/bedroom offers flexibility for home working or guest accommodation. The ground floor further benefits from a useful utility room, a garden room overlooking the rear, and a convenient WC, resulting in a practical and well-balanced layout.

## First Floor:

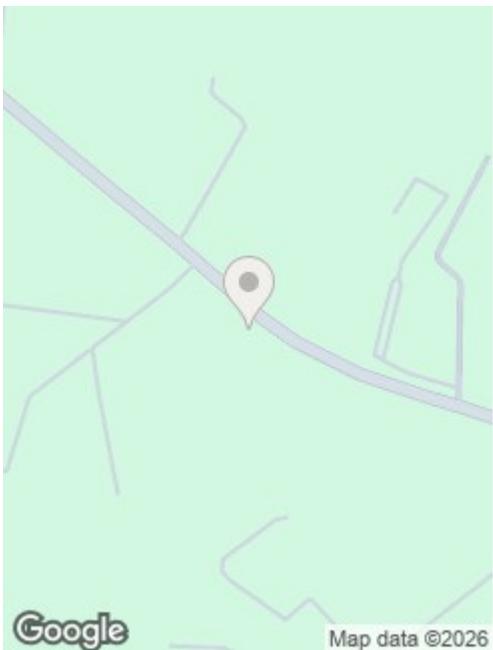
The first floor comprises three well-proportioned bedrooms and a spacious family bathroom. The principal bedroom is complemented by two further bedrooms, ideal for children, guests or use as a home office. The family bathroom is generously sized and fitted with both a bath and separate shower. A central landing provides access to all rooms, creating a functional and comfortable arrangement for family life.

## Outside:

Occupying a substantial plot, Holly Cottage enjoys excellent, well-maintained gardens that offer a high degree of privacy along with plenty of space for outdoor entertaining and recreation. The property benefits from a private driveway providing ample off-road parking. Notably, planning permission has been granted and remains in date for the construction of a separate annexe within the grounds, presenting exciting potential for multi-generational living or additional accommodation, subject to the approved plans. Extended within the last 20 years, this attractive home combines character, space and future opportunity in a desirable Shropshire setting near Shawbury.







## Directions

Services: We understand that the property has oil central heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 1 Mbps & Ultrafast 1800 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.



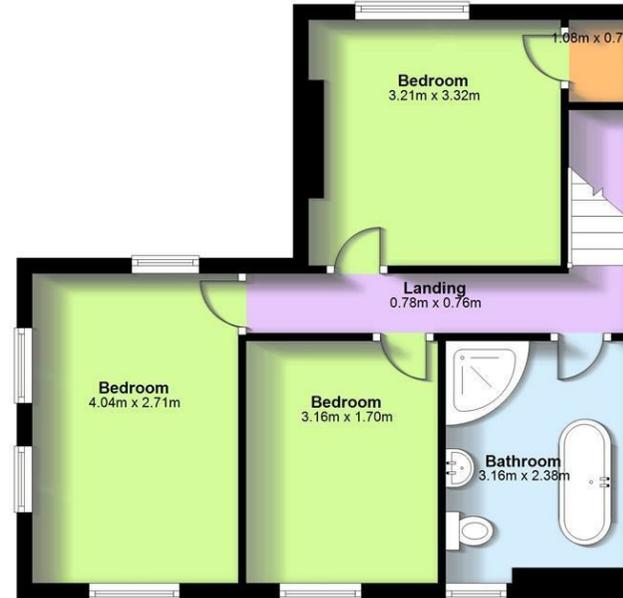


## Floor Plans

**Ground Floor**  
Approx. 74.7 sq. metres



**First Floor**  
Approx. 42.1 sq. metres



Total area: approx. 116.9 sq. metres

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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