



ARDLUI

OAK DRIVE | SHAWBURY | SHREWSBURY | SY4 4NX





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

A SPACIOUS BUNGALOW WITH SCOPE FOR RENOVATION AND
UPDATING, SET ON A GOOD SIZED PLOT WITH SPACIOUS GARDENS
LOCATED IN THE POPULAR VILLAGE OF SHAWBURY.

Well proportioned and well laid out accommodation
3 bedrooms
Large open plan sitting/dining room
Large gardens
Private driveway leading to garage



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///hooks.talent.homeward

Take the A53 from Shrewsbury and turn left at the traffic in the middle of the village. Then take the first right down Oak Drive and the property will be seen on the left hand side.

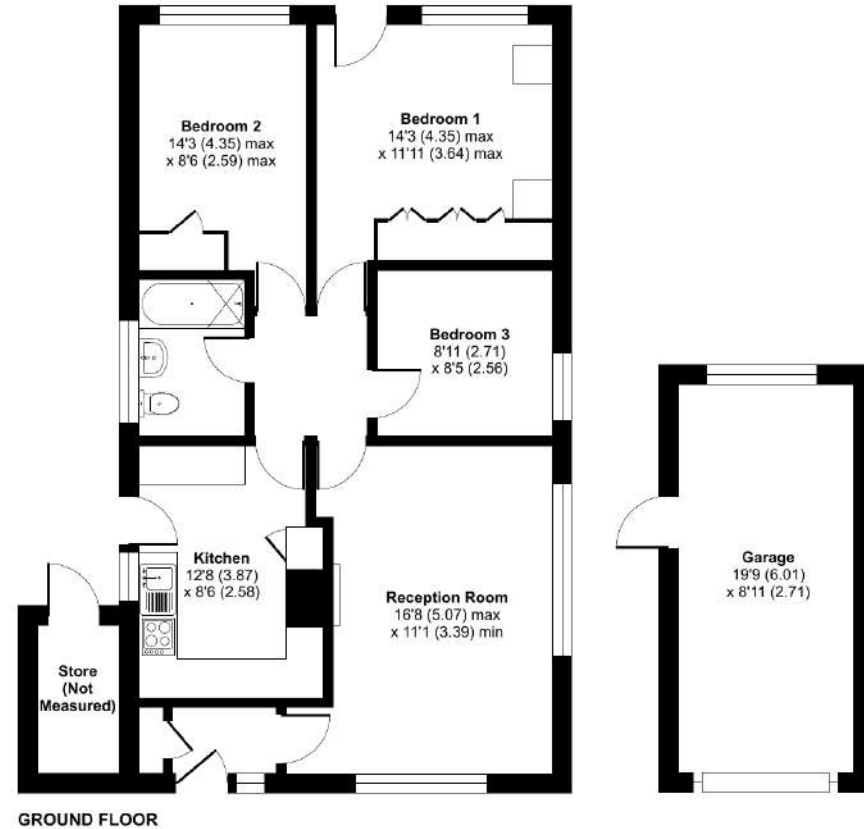
SITUATION

The property is situated on Oak Drive, a quiet cul-de-sac, within the village of Shawbury. Shawbury has an excellent range of local amenities for a village of its size. It is also within easy motoring distance of the nearby larger towns of Market Drayton (11 miles) and Wem (6 miles), both of which, have an excellent range of local shopping, recreational and educational facilities. The larger centres of Shrewsbury (10 miles) and Telford (14 miles) are also within easy commuting distance, both of which, have a more comprehensive range of amenities of all kinds.

PROPERTY

This three bedroom detached bungalow is in need of renovation and upgrading, but provides well proportioned accommodation.

The property offers a spacious living area with feature fireplace, good sized kitchen providing wall and floor units with generous work surface area over and stainless steel sink unit and drainer.



Approximate Area = 796 sq ft / 73.9 sq m (excludes store)

Garage = 175 sq ft / 16.3 sq m

Total = 971 sq ft / 90.2 sq m

For identification only - Not to scale



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: 1439985



Two of the bedrooms have built in wardrobes and are spacious in size, the third bedroom is slightly smaller. All bedrooms are served by the family bathroom providing a WC, wash hand basin and panelled bath.



OUTSIDE

There is a private driveway that leads to the garaging. The gardens are mostly laid to lawn with a small garden to the front and easterly facing gardens to the rear that includes a patio directly off the property.

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, 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.



