

THE LAURELS

UPPER ASTLEY | ASTLEY | SHREWSBURY | SY4 4BS

Halls 1845



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Shrewsbury 5.8 miles | Telford 16 miles
(all mileages are approximate)

A BEAUTIFUL DETACHED PERIOD HOUSE, CONTAINING A WEALTH OF CHARM AND CHARACTER FEATURES AND PROVIDING A LOVELY LIVING ENVIRONMENT, SET WITH LANDSCAPED GARDENS.

Delightful period house
Character features
Flexible living environment
Generous parking area
Easily maintained gardens

Halls 1845

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre, proceed out along the Whitchurch Road to the Battlefield roundabout, taking the third exit heading north on the A53 Market Drayton Road. Proceed along, taking the first left turn sign posted Astley and the property will be found after a short distance on the left hand side.

SITUATION

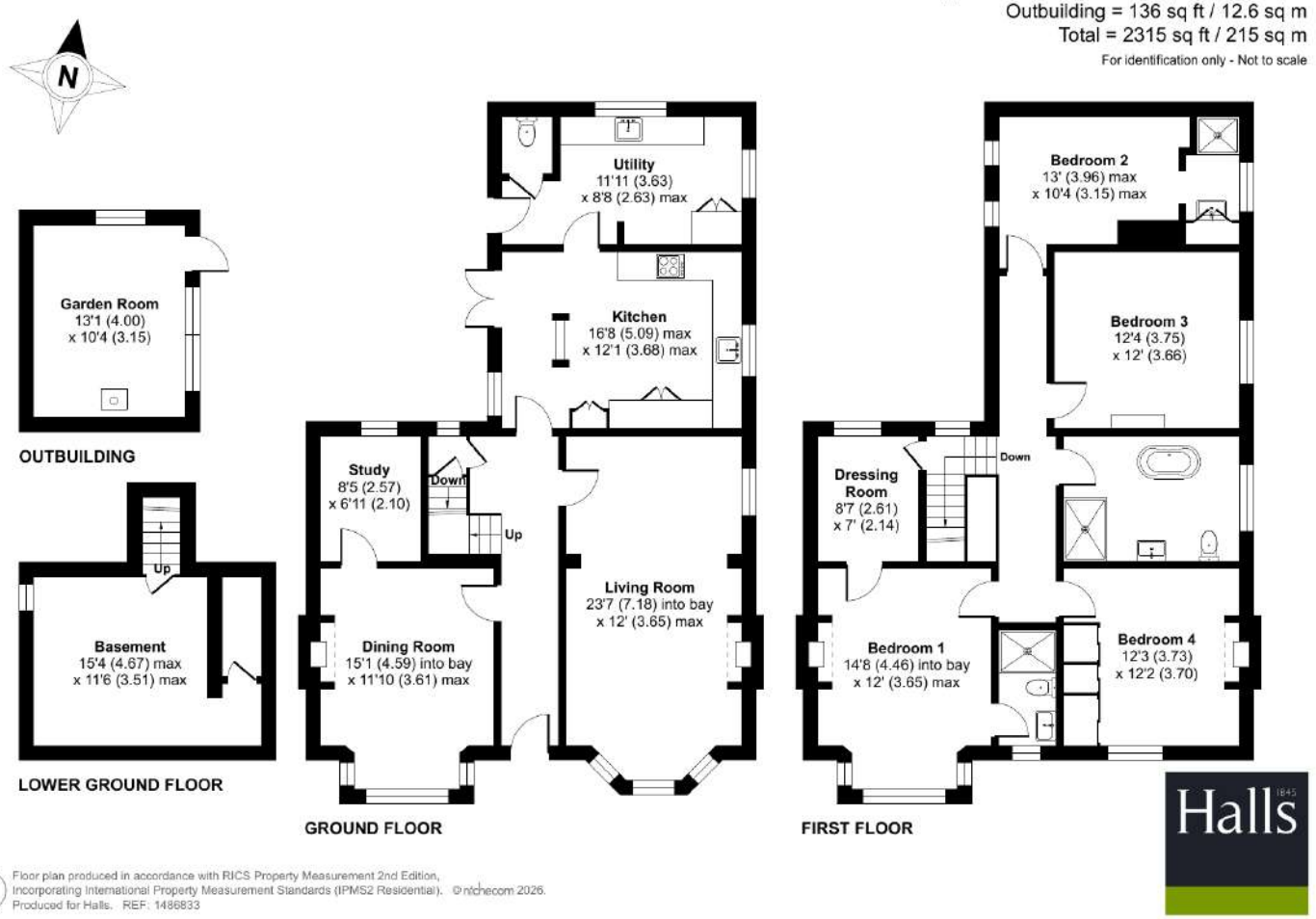
The property occupies a most appealing and convenient location, with the local area providing some lovely walks with easy access to the Shropshire Way, Grinshill and Clive of particular interest. The nearby village of Hadnall offers a basic selection of amenities including a primary school, shop/post office and village pub. The property is well placed, with access to a number of supermarkets and retail parks on the fringe of Shrewsbury, whilst the town centre affords an excellent range of amenities and a rail service. Commuters will find ready access to the A49, which links to the A5 and M54 through to Telford. There are a number of major road links giving access to the Potteries and Cheshire.

PROPERTY

Set within its own established gardens and approached via wooden gates, The Laurels is a beautifully preserved Victorian residence offering refined, character-rich accommodation with a seamless blend of period charm and modern comfort.

A sweeping gravel driveway provides ample parking and leads to a charming tiled porch, opening into an impressive central hallway with classic Minton tiled flooring. From here, two gracious reception rooms unfold, each featuring high moulded ceilings, expansive windows, and striking marble fireplaces-creating elegant yet welcoming spaces for both entertaining and everyday living.

Approximate Area = 2179 sq ft / 202.4 sq m
Outbuilding = 136 sq ft / 12.6 sq m
Total = 2315 sq ft / 215 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). © nichecom 2026. Produced for Halls. REF: 1486833

The generous family lounge and formal drawing room flow effortlessly from the hallway, while the layout continues through to a well-appointed kitchen and utility area. Here, bespoke cabinetry, twin Belfast sinks, and a range of integrated appliances cater perfectly to contemporary needs. French doors and a separate rear entrance open onto a delightful courtyard, enhancing the home's connection to its outdoor spaces.

A turned wooden staircase rises to the first floor, illuminated by a beautiful stained-glass window. The accommodation comprises four well-proportioned double bedrooms, two enhanced by original marble fireplaces. The principal suite benefits from its own walk-in dressing room, WC, and en-suite shower room, while a further bedroom also enjoys en-suite facilities. A spacious family bathroom and access to the loft complete this level.













OUTSIDE

Externally, the property is enveloped by mature, landscaped gardens, featuring established shrubs, and vibrant, well-stocked flowerbeds. To the rear, a thoughtfully designed enclosed garden offers terraced areas and gravel pathways weaving through herbaceous borders-ideal for relaxation and outdoor entertaining.

A standout feature is the detached garden room, complete with a Clearview stove and bi-fold doors, presenting a versatile space perfectly suited for home working, a gym, or stylish entertaining. Additional outbuildings include a log store and separate garden shed.

The Laurels presents a rare opportunity to acquire a distinguished period home, offering privacy, charm, and versatility.

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 and drainage are understood to be connected. Oil fired central heating boiler. 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 – F



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings 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.





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