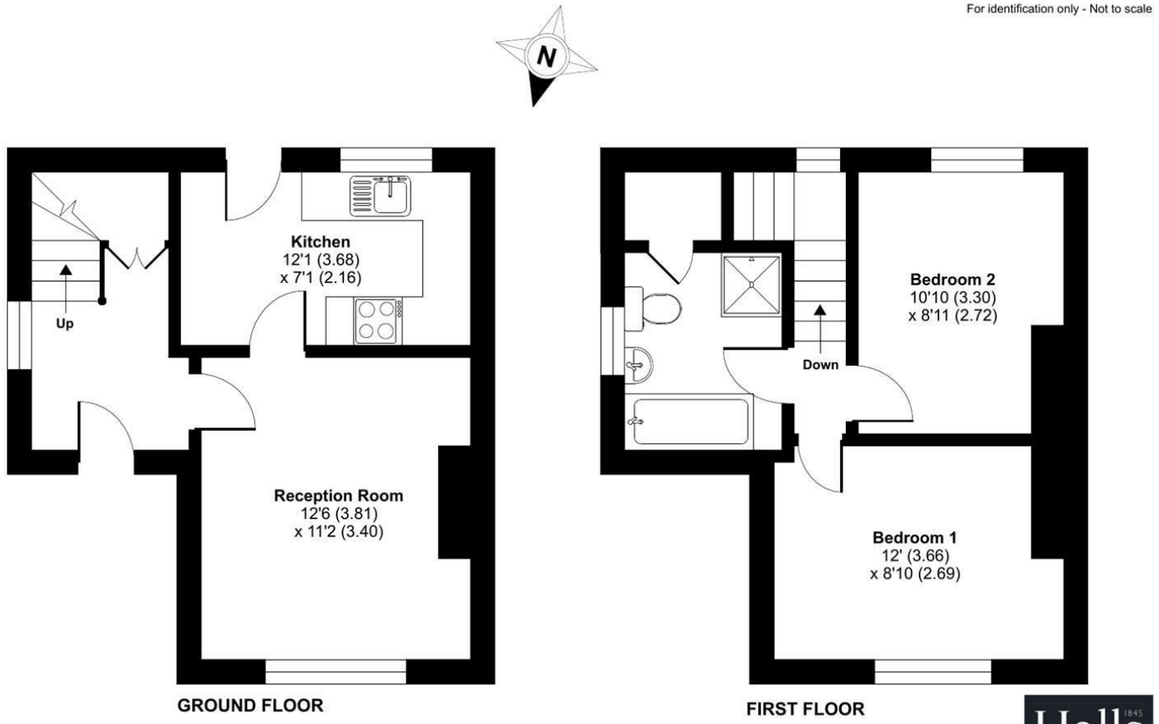
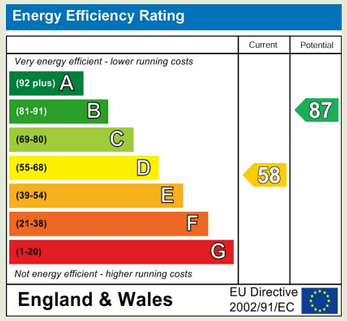
Approximate Area = 619 sq ft / 57.5 sq m

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: 1411136





Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

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Halls 1845

SHREWSBURY LETTINGS

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

01743 236444 shrewsbury@hallsgb.com

www.hallsgb.com

A greatly improved and immaculately presented mature semi detached cottage with character set with parking and gardens in this most desirable rural village.

£955 Per Calendar Month

IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.



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- **Desirable rural village**
- **Immaculately presented**
- **Character features**
- **Parking**
- **Attractive gardens**
- **Available November 2026**

DIRECTIONS

From Shrewsbury proceed north along the A5 and at the main roundabout onto the Nesscliffe bypass take the third exit heading up to the village. Proceed past the petrol station on the left hand side and the property will be identified a little further along on the left by a Halls To Let board.

SITUATION

The property is pleasantly positioned on the edge of the village where a number of amenities are available including a primary school, pub/restaurant, service station and village hall. The surrounding countryside in the area is noted for its walks and beautiful scenery, notably Nesscliffe Hill Country Park, which provides footpath walks. There are a selection of state and private schools in the area and commuters will find that there is easy access via the A5 through to Shrewsbury and Telford to the south or Oswestry to the north.



DESCRIPTION

6 Holyhead Road is an immaculately presented and recently improved mature cottage with character. The ground floor provides a spacious reception hall, living room and kitchen diner which has recently been refitted to provide a delightful range of units. To the first floor there are two bedrooms and a bathroom which has a separate shower. Outside there is an extensive driveway parking area to the rear and the gardens are laid for ease of maintenance comprising an area laid to lawn with extensive flagged sun terrace and easy to keep gravelled area.

ACCOMMODATION

STORM PORCH

With panelled part glazed entrance door leading into:

ENTRANCE HALL

With staircase to first floor, understair storage cupboard housing a new Worcester oil fired central heating boiler and door to:

LIVING ROOM

12'4" x 11'1"
With attractive period range with slate hearth, eye and base level original storage cupboards.

KITCHEN DINER

11'8" x 7'6"
Recently refitted and providing a modern range of eye and base level storage cupboards and drawers with work surface over and incorporating a stainless steel sink unit and drainer with mixer tap over, space and plumbing for washing machine, space and connection for electric cooker. Space for fridge freezer and panelled rear entrance door.



FIRST FLOOR LANDING

With doors off and to:

BEDROOM 1

12'2" x 8'7"

BEDROOM 2

10'9" x 8'7"
With delightful views over fields with hills in the distance.

BATHROOM

With a modern white suite comprising low level WC, pedestal wash hand basin and panelled bath, shower cubicle with mains fed shower and mermaid boarding and splash screen. Built in storage cupboard. Wall mounted heated towel rail.

OUTSIDE

The property offers an extensive driveway parking area which leads to twin timber gates.

THE GARDENS

To the front the gardens comprise a small area laid to lawn with established hedgerow offering screening. Flagged patio area and pathway leading to the rear. The rear gardens are of a generous size and have been laid for ease of maintenance comprising a large flagged sun terrace and further spacious gravelled area. The rear garden has an outlook over fields to the rear. Brick and tile garden store with two rooms and covered area. External cold water tap.

GENERAL REMARKS

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.



COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

TERMS OF LEASE

Available on an assured periodic tenancy. A security deposit of 5 weeks will be required to be held by the DPS. A holding deposit of 1 weeks rent is required to enable us to carry out our referencing.

VIEWINGS

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