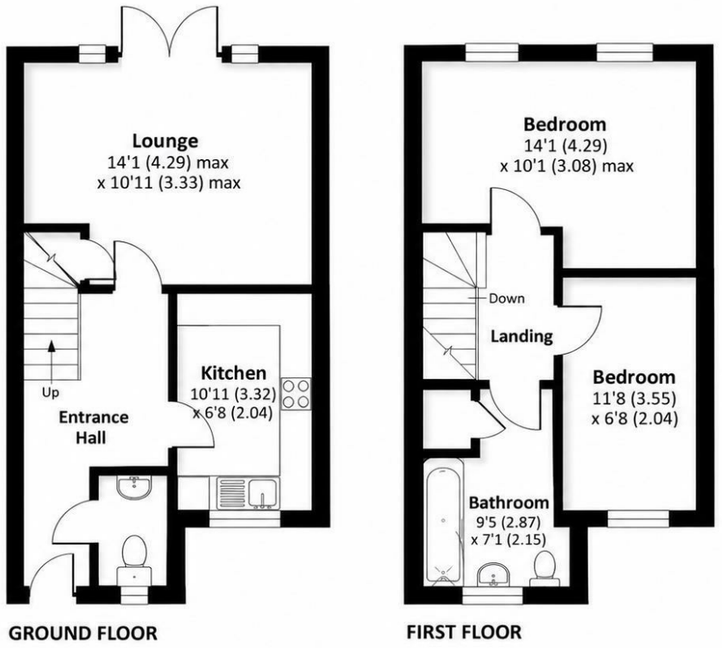
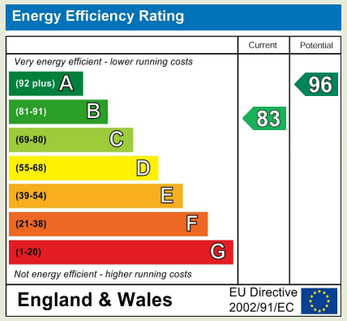


Approximate Area = 669 sq ft / 62.1 sq m

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: 1520443



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

01562 820880 kidderminster@hallsgb.com

www.hallsgb.com

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.



25 STALEY GROVE

HIGHLEY | BRIDGNORTH | | WV16 6FB

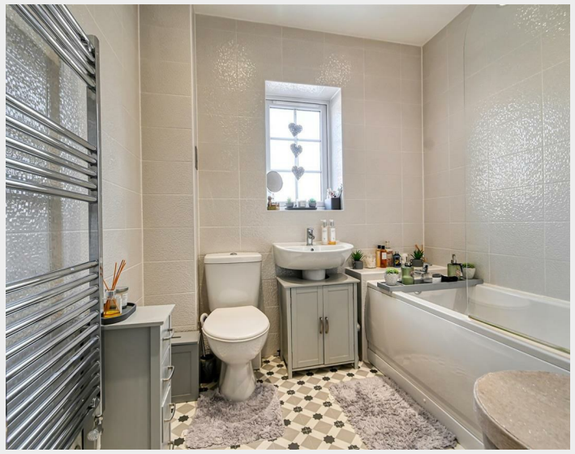






An attractive and well-presented two-bedroom home, offering well-proportioned accommodation, off-road parking and an enclosed rear garden, pleasantly situated within the popular Shropshire village of Highley.

Offers Over £200,000



1 2 1 B

- **Attractive Two-Bedroom Home**
- **Comfortable Lounge with French Doors to the Garden**
- **Off-Road Parking**
- **Enclosed Rear Garden**
- **Ground Floor Cloakroom**
- **No Onward Chain**

Halls are delighted with instructions to offer Staley Grove for sale by Private Treaty.

A well-presented two-bedroom home offering thoughtfully arranged accommodation, off-road parking and an enclosed rear garden, conveniently positioned for access to the excellent range of local amenities available within Highley.

SITUATION

The property occupies a pleasant position within the popular Shropshire village of Highley, situated close to the River Severn and surrounded by attractive countryside.

Highley offers a comprehensive range of everyday amenities, including local shops, public houses, medical facilities, schooling and recreational opportunities. The village also benefits from the Severn Centre, providing a range of leisure and community facilities.

The historic market town of Bridgnorth is within convenient travelling distance and offers a wider selection of independent shops, supermarkets, restaurants and leisure facilities. The nearby towns of Bewdley and Kidderminster provide further shopping, educational and recreational amenities, together with access to the wider road and rail networks.



SCHOOLING

The area is well served by a range of educational facilities, including Highley Community Primary School and The Severn Centre, together with secondary schooling at Bridgnorth Endowed School and Oldbury Wells School.

Independent schooling options are also available within the wider area, including Winterfold House School and Moor Park School.

W3W

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THE PROPERTY

The property opens into a welcoming entrance hall, with a staircase rising to the first floor and access to a useful ground floor cloakroom, comprising a WC and wash hand basin.

The kitchen is positioned towards the front of the property and offers a practical arrangement of work surfaces, storage cupboards and space for kitchen appliances.

To the rear of the property is a comfortable lounge, providing an inviting space for both everyday relaxation and entertaining. French doors open directly onto the rear garden, allowing natural light to fill the room and providing a pleasant connection between the internal accommodation and outdoor space.



Stairs rise from the entrance hall to the first-floor landing, which provides access to two bedrooms and the family bathroom.

The principal bedroom is a generously proportioned double room, offering ample space for bedroom furnishings, whilst bedroom two provides versatile accommodation suitable for use as a guest bedroom, children's bedroom or home office.

The family bathroom completes the accommodation and comprises a bath, WC and wash hand basin.

OUTSIDE

The property is approached from via a block-paved parking area to the front providing convenient off-road parking. A paved pathway leads to the front entrance, whilst established planting adds a pleasant touch to the approach.

To the rear, the property benefits from an enclosed garden, accessed directly from the lounge through French doors and has a great degree of privacy. The garden provides an attractive outdoor space with opportunities for seating, relaxation and outdoor enjoyment.

SERVICES

We understand that the property benefits from mains water, electricity, gas, and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury SY3 8HQ



COUNCIL TAX

The property is being shown as being within council tax band B on the local authority register.

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 £36 (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.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP