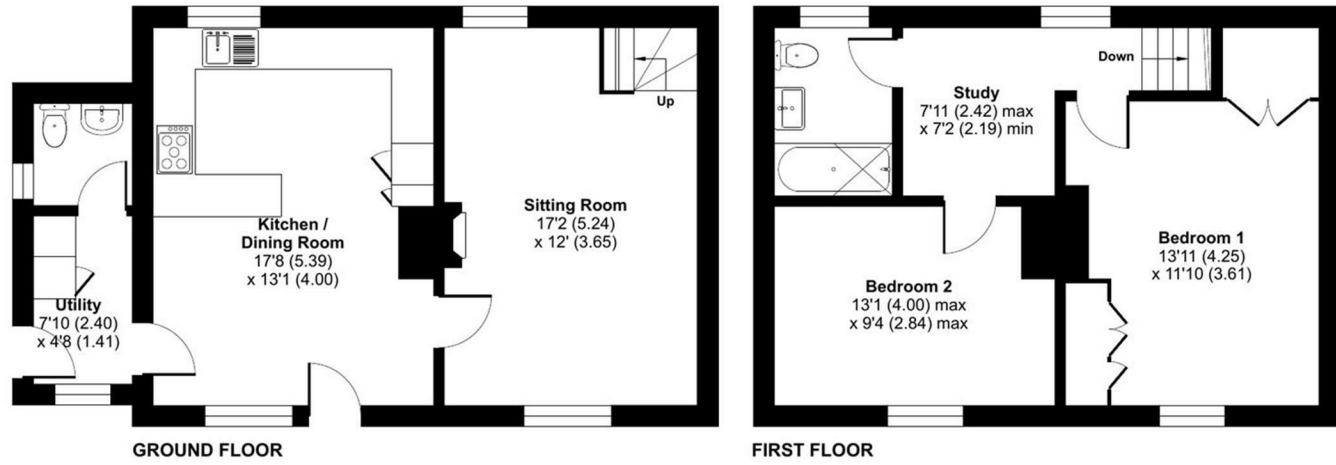


FOR SALE



1 Dingle Cottages Mill Lane, Hanwood, Shrewsbury, SY5 8LU

Approximate Area = 974 sq ft / 90.5 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). © nrichcom 2026. Produced for Halls. REF: 1477750



FOR SALE

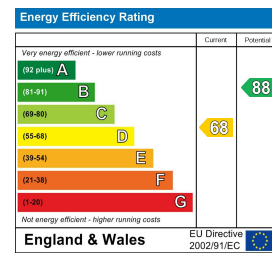
Offers in the region of £257,500

1 Dingle Cottages Mill Lane, Hanwood, Shrewsbury, SY5 8LU

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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A charming and beautifully maintained cottage, offering deceptively spacious, characterful accommodation, with parking and landscaped gardens in a highly desirable village.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury 5.5 miles, Telford 20.1 miles. All mileages are approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Popular and convenient location
- Generously proportioned accommodation
- Attractively presented
- Easily maintained gardens
- Village with amenities

DESCRIPTION

This delightful and beautifully presented two-bedroom end-terraced cottage offers deceptively spacious accommodation, combining character, comfort, and practicality in an attractive village setting. Occupying a pleasant position on the fringe of this highly sought-after village, the property benefits from off-road parking for two vehicles, an enclosed rear garden, and excellent access to local amenities and transport links.

The accommodation is thoughtfully arranged and briefly comprises a welcoming and spacious dual-aspect kitchen/dining room, fitted with a comprehensive range of modern wall and base units and integrated appliances, creating an ideal space for both everyday living and entertaining. Adjoining the kitchen is a useful utility room with space for laundry appliances, together with a convenient cloakroom fitted with a wash hand basin and WC.

The generous living room is a particularly attractive feature of the home, enjoying windows to both the front and rear elevations which provide an abundance of natural light. A feature fireplace creates a warm focal point, while a staircase rises to the first-floor accommodation.

On the first floor, the principal bedroom is a well-proportioned double room benefiting from fitted wardrobes, whilst the second bedroom is also a comfortable double and enjoys ample space for freestanding furniture. The family bathroom is fitted with a modern white suite comprising a panelled bath with electric shower over, pedestal wash hand basin, and WC.

OUTSIDE

Outside, the property enjoys the advantage of off-road parking for two vehicles. The attractive garden has been designed with ease of maintenance in mind, being predominantly paved and providing a pleasant outdoor space for relaxing or entertaining. The garden is further enhanced by a summer house and a useful tool shed.

GENERAL REMARKS

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 £30 (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.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

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

VIEWINGS

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