



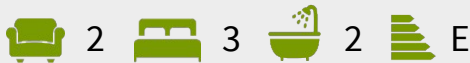
4 PINWOOD ROAD

SHAWBURY | SHREWSBURY | SHROPSHIRE | SY4 4HU



A versatile detached dormer bungalow offering well-presented accommodation, including three bedrooms, a ground floor bedroom and shower room, open-plan lounge/diner, extended kitchen/breakfast room and conservatory, together with a generous rear garden, garage and driveway.

Offers in the region of £390,000



- Generous and Private Rear Garden
- Extended Kitchen/Breakfast Room
- Ground Floor Bedroom and Bathroom
- Main Bedroom with En-Suite Facilities
- Spacious Lounge/Diner with Conservatory
- Sought-After Location

DESCRIPTION

Offering a great blend of space, flexibility and practicality, this well-presented detached dormer bungalow provides versatile accommodation arranged over two floors. The property is complemented by a generous rear garden, driveway and garage, giving it plenty of appeal both inside and out.

The ground floor has a lovely sense of space, with a large open-plan lounge/diner providing a comfortable setting for both relaxing and entertaining. From here, the conservatory offers an additional reception space and provides an enjoyable connection with the rear garden. The extended kitchen/breakfast room adds further practicality, with plenty of room for everyday family life and informal dining.

Another notable feature is the ground floor bedroom, positioned alongside a convenient bathroom and offering excellent flexibility for those looking for single-level living, a guest bedroom or a space that could suit a variety of needs. Upstairs, there are two further bedrooms, with the main bedroom benefiting from its own en-suite facilities.



Outside, the generous rear garden offers plenty of space to relax and enjoy the warmer months, while the driveway and garage provide useful parking and storage. Overall, this is a versatile and well-proportioned home offering a combination of adaptable accommodation, useful outside space and a layout that can work for a variety of buyers.

LOCATION

The property is situated in the popular village of Shawbury, surrounded by the beautiful Shropshire countryside while still offering a good range of everyday amenities. The village has a primary school, shops, post office, public houses, medical centre and community facilities, with plenty of opportunities for countryside walks close by. The nearby towns of Shrewsbury, Market Drayton and Telford provide a wider choice of shopping, leisure and dining, while the A53 and A49 provide convenient road links for commuters.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER

KITCHEN/BREAKFAST ROOM

BEDROOM THREE

BATHROOM

FIRST FLOOR

BEDROOM ONE

EN-SUITE



BEDROOM TWO

EXTERNAL

GARAGE

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX BAND

Council Tax Band: D

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

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.



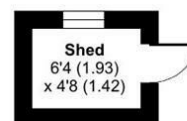
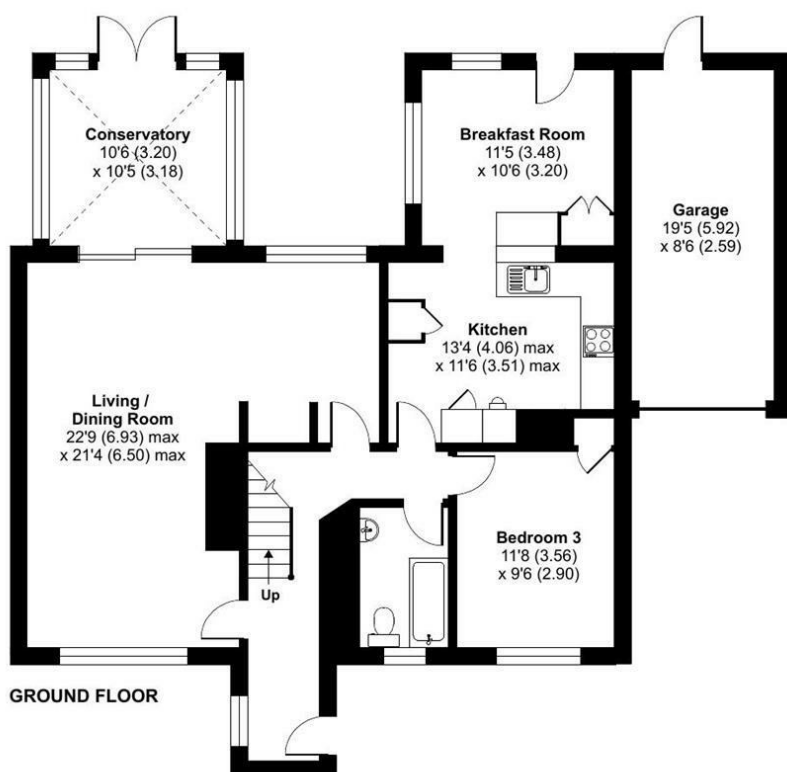
Approximate Area = 1548 sq ft / 143.8 sq m

Garage = 168 sq ft / 15.6 sq m

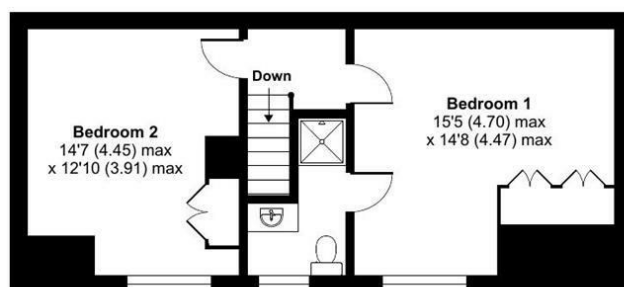
Outbuilding = 31 sq ft / 2.8 sq m

Total = 1747 sq ft / 162.2 sq m

For identification only - Not to scale



OUTBUILDING



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1512214



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
England & Wales	EU Directive 2002/91/EC	

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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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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch