SAMUEL WOOD

5 Stanton Court, Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4LR

Asking Price £300,000

Fanfuckintastic
Coffee

5 Stanton Court

Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4LR

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- Beautifully Updated Three-Bedroom Home
- Lovely North Shropshire Village Setting
- Kitchen/Dining Room for Everyday Living
- Versatile Landing / Study Area
- Gated Access to Parking Area
- Delightful Landscaped Garden with Summer House
- Spacious Living Room with Garden Access
- Utility Room with Ground-Floor WC
- New Boiler, Flooring & Carpets
- EPC Rating D

Occupying a peaceful position within a sought-after North Shropshire village, this beautifully updated home offers an appealing combination of comfort, practicality and outdoor enjoyment. The property has benefited from a range of recent improvements, including a new boiler, flooring, carpets and composite rear door, while landscaped gardens provide an attractive setting to relax and entertain. The summer house and separate shed add useful versatility, with gated access through to the car park providing further convenience. The surrounding area offers a tranquil village lifestyle with the beautiful North Shropshire countryside close by, whilst the market town of Shrewsbury is approximately 12 miles away, providing an excellent choice of shops, restaurants, schools and everyday amenities. A delightful home offering modern comfort in a peaceful village setting.

The property opens into a welcoming entrance hall, providing access to the principal ground-floor accommodation and stairs rising to the first floor. The generous living room offers a comfortable space for relaxation and benefits from double doors opening directly onto the rear garden, creating a lovely connection between the house and outside space. To the opposite side is the kitchen/dining room, providing a practical area for both everyday meals and entertaining. A former study has been thoughtfully converted to create a useful utility room with WC, adding valuable practical space to the home.

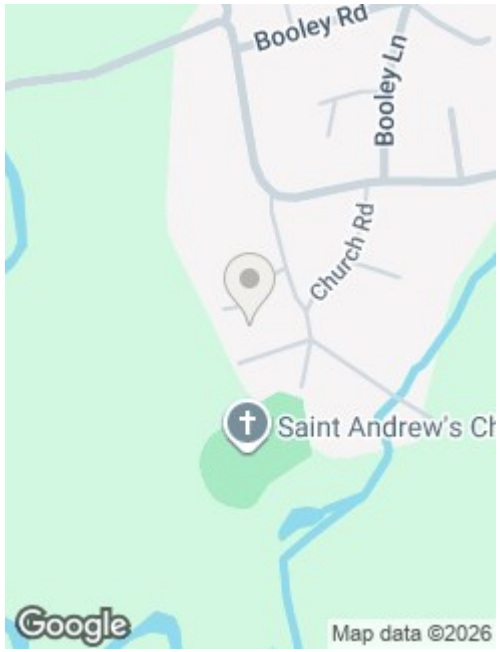
The first floor provides three well-proportioned bedrooms, offering flexibility for families, guests or home working. Bedroom one enjoys a generous layout, while bedrooms two and three provide further comfortable accommodation. The family bathroom is conveniently positioned from the landing. The landing itself also incorporates a useful study area, ideal for working from home or creating a dedicated homework station. The accommodation is complemented by new carpets and shutters to both the ground and first floors, contributing to a smart and comfortable finish throughout.

The rear garden has been landscaped to create an attractive and manageable outdoor space, ideal for relaxing or entertaining. A summer house provides an excellent additional space for hobbies, home working or simply enjoying the garden, while a separate shed offers useful storage. The garden also benefits from gated access through to the car park, with a dedicated bin store adding further convenience. Parking is available within the car park, while the new composite rear door provides a smart and durable access point from the garden. Heating is provided by oil, with a 1,000-litre tank serving the property.

AND INTO THE SADDLE I GO
TO LOSE MY MIND
AND FIND MY SOUL

WHEN IT RAINS LOOK FOR RAINBOWS
WHEN IT'S DARK LOOK FOR STARS
Find beauty in the everyday

ALL YOU NEED IS
LOVE....
LOVE IS ALL YOU
NEED



Directions

What3words: ///vent.tangent.debut

Services: We understand that the property has oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 3 Mbps, Superfast 80 Mbps & Ultrafast 10,000 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

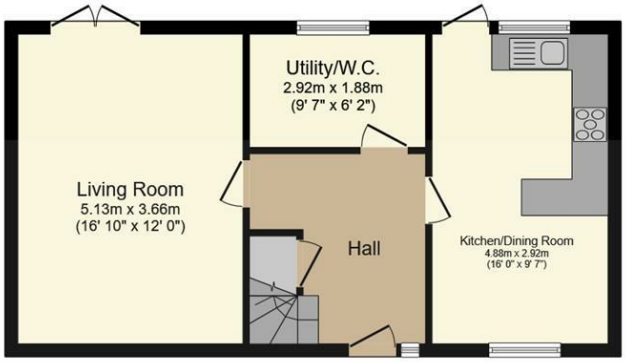
Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

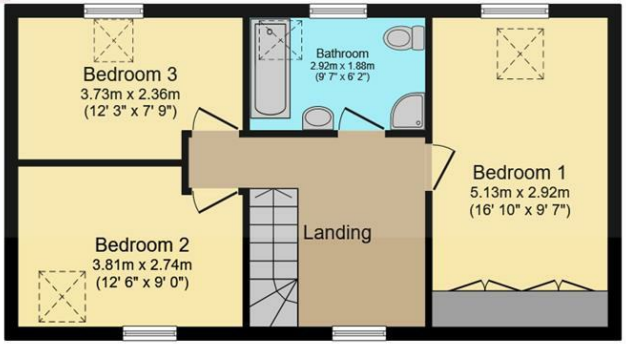
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Floor Plans



Ground Floor



First Floor

Total floor area: 100.3 sq.m. (1,080 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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