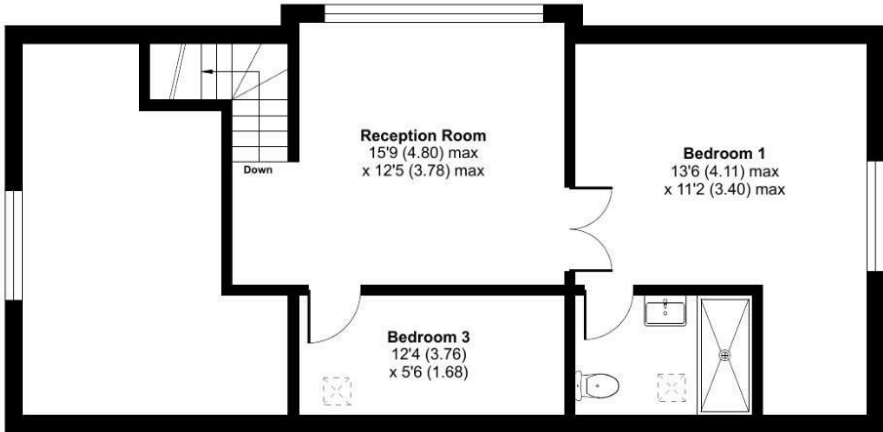


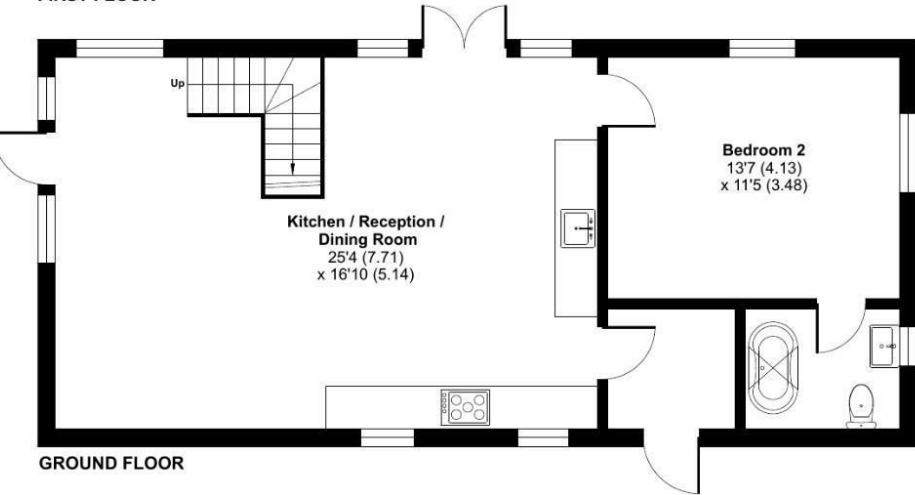
FOR SALE

3 Hampton Beech, Worthen, Shrewsbury, Shropshire, SY5 9JH

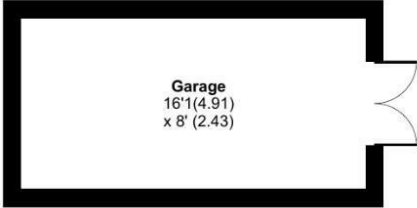


FIRST FLOOR

Approximate Area = 1200 sq ft / 111.4 sq m  
Garage = 128 sq ft / 11.8 sq m  
Total = 1328 sq ft / 123.2 sq m  
For identification only - Not to scale



GROUND FLOOR



Garage



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1326915



FOR SALE

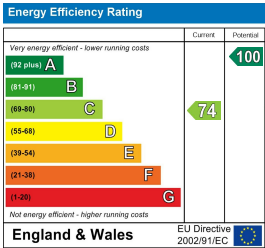
Offers in the region of £459,500

3 Hampton Beech, Worthen, Shrewsbury, Shropshire, SY5 9JH

**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



01938 555552

**Welshpool Sales**  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: welshpool@halls.gb.com



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This beautiful oak framed three bedroom detached house is situated in a small hamlet on the edge of the village of Worthen. Situated in a slightly elevated position, the property boasts beautiful views along the valley with a brook just over the road. The accommodation comprises of a kitchen/diner that opens into a vaulted lounge with full height picture windows and stove, utility and ground floor bedroom with ensuite. An oak turned staircase leads up from the lounge to an open sitting room/study area where you can appreciate the oak frame and views along the valley, double doors lead off to the principal bedroom with vaulted ceiling, exposed oak frame and ensuite and a further single room. Externally the property has two parking spaces and seating area next to the brook along with a further decked seating area and steps up to a viewing area at the top of the garden.



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01938 555552





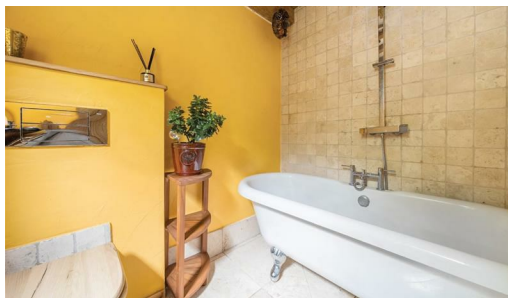
1 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



- Beautiful oak framed three bedroom detached house
- Slightly elevated position boasting beautiful views along the valley
- Open plan ground floor living accommodation
- Vaulted ceiling throughout with picture windows
- Decked seating areas and steps up to viewing area at the top of the garden
- Viewing is essential to appreciate the internal finishing and situtation

Double glazed French doors leading into open plan living accommodation.

**Kitchen/ Dining Area**

Fitted with a range of wall and base units with laminate work surfaces, inset ceramic sink, mixer tap, exposed oak frame and ceiling beams, two double glazed windows to rear elevation, space for Range cooker, recess spotlights, oak flooring, tiled splashbacks, two double glazed windows to front elevation, under unit lighting, integrated fridge and freezer, opening into

**Living Room**

Vaulted ceiling, exposed timber frame and full height picture window to side elevation with views along the valley, double glazed window to front and side elevations, double glazed French doors leading out to the side garden with decked seating area for entertaining area, oak turn staircase leading off, freestanding woodburning stove set on tiled hearth, two electric radiators (WIFI controlled), oak flooring.

**Utility**

Oak stable door to rear, airing cylinder, fuse board, plumbing and space for washing machine and dryer.

**Bedroom Two**

Double glazed window to front elevation, double glazed picture window to side, electric radiator (WIFI controlled), exposed ceiling beams.

**Ensuite Wetroom**

Underfloor heating, feature wash hand basin set on vanity unit, freestanding roll top bath with central mixer tap and rainfall shower head, low level W.C., tiled floor, frosted double glazed window to side elevation, exposed oak frame and ceiling beams, recess spotlights, extractor fan.

**First Floor Sitting Room**

Used as an additional living room with vaulted ceiling, picture window to front elevation, exposed oak frame, views over the Lounge and views along the valley through the full height picture window, oak flooring, wall mounted electric heater, oak double doors leading into

**Principal Bedroom**

Vaulted ceiling, double glazed French doors leading to Juliet balcony, exposed oak frame and ceiling beams, electric radiator (WIFI controlled).

**Ensuite**

Underfloor heating, large walk in shower, wash hand basin set on vanity unit, tiled floor, low level W.C., heated chrome towel rail, exposed oak frame, recess spotlights, part tiled walls, mirror with light, extractor fan, double glazed roof light.

**Bedroom Three**

Double glazed roof light, exposed oak frame, oak flooring.

**Externally**

To the front, the property has a gravelled off road parking area for two vehicles on the opposite side of the road, seating area with the brook running alongside, biodigester. Gravelled steps lead up to the front door where there are established borders with privet hedges, outside tap, access pathway around to the rear of the property where there is a gate with courtesy lighting. To the side of the property there is a gravelled area with a large decked entertaining space with lovely views, courtesy light and power point. Steps lead up to a further decked seating area with further steps leading up to a viewing area with stunning views across the surrounding countryside.

**Agents Notes**

Furniture and appliances are available by separate negotiation.

**Services**

Mains electricity, mains water, private drainage and mains electric heating are connected at the property. None of these services have been tested by Halls.

**Local Authority/Tax Band**

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

The property is in band 'C'

**Directions**

Postcode for the property is SY5 9JH

What3Words Reference is flip.transcribes.payout

**Viewings**

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

**Anti Money Laundering 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.

**Websites**

Please note all of our properties can be viewed on the following websites:  
www.hallsgb.com  
www.rightmove.co.uk  
www.onthemarket.com