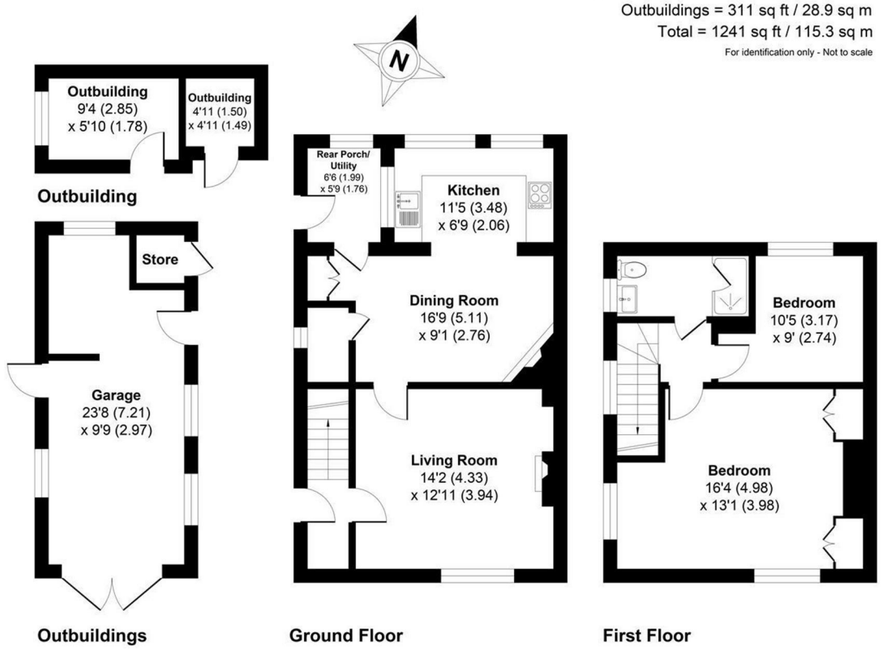
FOR SALE

1 Dingle Drive, Beckbury, Shifnal, TF11 9DW

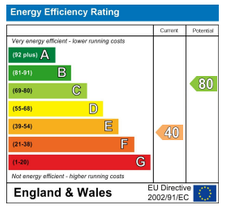
Approximate Area = 930 sq ft / 86.4 sq m
Outbuildings = 311 sq ft / 28.9 sq m
Total = 1241 sq ft / 115.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com

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FOR SALE

Offers in the region of £335,000

1 Dingle Drive, Beckbury, Shifnal, TF11 9DW

Charming home set on a generous corner plot in a sought-after semi-rural location, offering peace and tranquillity with village amenities nearby. Featuring a bright lounge, open-plan kitchen/diner, utility and excellent storage, plus a large principal bedroom (formerly two), further bedroom and bathroom. Garage, workshop and scope to extend (STPP) complete this versatile home.

1 Reception Room/s

2 Bedroom/s

1 Bath/Shower Room/s

- Stunning Location
- Large Corner Plot
- Bright and Airy Throguhout
- Garage and Worshop
- Scope to Extend (STPP)
- Sought-After Village

DESCRIPTION

Set within idyllic surroundings, this charming home enjoys a wonderful sense of peace and tranquillity, all whilst being positioned in a highly sought-after semi-rural location with village amenities close at hand.

Occupying a generous corner plot, the property offers excellent potential for further extension (subject to the necessary planning permissions), having originally been a three-bedroom home. The current layout provides a flexible and well-balanced living space, filled with natural light and a lovely airy feel throughout.

At the heart of the home is a spacious open-plan kitchen/diner, ideal for both everyday living and entertaining, complemented by a separate utility room and an abundance of useful storage. A bright and welcoming lounge offers a relaxing retreat, further enhancing the home's versatile living space.

Upstairs, the sense of space continues with a large principal bedroom - formed from two former bedrooms - alongside a further bedroom and a well-appointed bathroom suite.

Externally, the plot is a real standout feature, offering a great deal of privacy and room to enjoy the surroundings, alongside a garage and workshop—perfect for hobbies, storage or future potential.

A rare opportunity to acquire a light-filled home in such a peaceful yet well-connected setting, with scope to enhance and truly make it your own.

LOCATION

Situated within the peaceful Shropshire village of Beckbury, this charming three-bedroom end-of-terrace property enjoys a sought-after semi-rural setting with a strong sense of community. The village itself benefits from a primary school, parish church, traditional public house and community shop, while a wider range of amenities can be found a short distance away in nearby Albrighton and Shifnal.

Albrighton and Shifnal offer a selection of high street shops, restaurants, a medical practice and a railway station providing convenient links to Shrewsbury, Birmingham and onwards to London Euston. Excellent road connections are also within easy reach via Junction 3 of the M54 at Tong, making the location ideal for commuters.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM
14'2 x 12'11

KITCHEN
11'5 x 6'9

DINING ROOM
16'9 x 9'1

UTILITY ROOM
6'6 x 5'9

FIRST FLOOR

LANDING

BEDROOM ONE
16'4 x 13'1

BEDROOM TWO
10'5 x 9

BATHROOM

EXTERNAL

GARAGE

OUTBUILDINGS

LOCAL AUTHORITY
Shropshire Council.

COUNCIL TAX BAND
Council Tax Band: C

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 £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.