



SAMUEL WOOD

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

Asking Price £325,000



## 2 Stanton Court

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



- Beautifully Modernised Barn Conversion
- Shaker Style Fitted Kitchen
- Landscaped Garden
- Oil Central Heating
- Telford 14 miles, Shrewsbury 10 Miles
- Beamed Living/Dining Room with Log Burner
- Three Bedrooms & Two Bathrooms
- Two Parking Spaces Plus Visitor Parking
- Pleasant Village Location
- EPC Rating D

Occupying a pleasant barn conversion setting within a sought-after North Shropshire village, 2 Stanton Court offers beautifully presented three-bedroom accommodation combining character features with modern comfort. The property enjoys a peaceful rural position approximately 12 miles from the county town of Shrewsbury, renowned for its cosmopolitan facilities, independent shops and excellent schooling, while still benefiting from the tranquillity of village living. A short drive away, Shawbury provides excellent local amenities for day-to-day essentials, making this a highly convenient yet idyllic location. Thoughtfully modernised throughout, the home features stylish interiors, quality upgrades and a landscaped garden, creating a superb opportunity for buyers seeking a character property ready to move straight into.

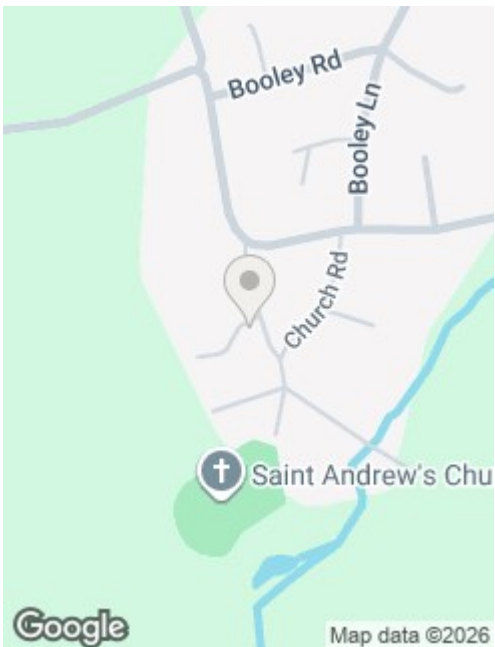
The welcoming living/dining room is a standout feature, boasting exposed beamed ceilings and a Country Living log burner, creating a warm and inviting focal point. This space opens through to the kitchen, which is fitted with shaker-style units, a range-style cooker and provision for appliances, offering both practicality and charm. The property has been enhanced with new internal doors, a new front door, new carpets and flooring, and replacement windows (apart from the bathroom), ensuring a fresh and contemporary feel throughout.

Upstairs, there are three bedrooms, including a principal bedroom with en-suite facilities. The smallest bedroom benefits from the addition of a skylight, allowing natural light to flood the space. A contemporary family bathroom serves the remaining bedrooms, finished in a modern style and complementing the overall presentation of the home.

Externally, the landscaped garden provides an attractive and low-maintenance space for relaxing or entertaining. To the front, there are two parking spaces, with additional free-for-all parking available in the nearby car park.







## Directions

What3words: ///luck.staring.resonates

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: D

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.

These details are awaiting final approval and may be subject to some changes.







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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