



1 DINGLE COTTAGES

MILL LANE | HANWOOD | SHREWSBURY | SY5 8LU





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Shrewsbury 5.5 miles | Telford 20.1 miles
(all mileages are approximate)

A CHARMING AND BEAUTIFULLY MAINTAINED COTTAGE, OFFERING
DECEPTIVELY SPACIOUS, CHARACTERFUL ACCOMMODATION, WITH
PARKING AND LANDSCAPED GARDENS IN A HIGHLY DESIRABLE VILLAGE.

Popular and convenient location
Generously proportioned accommodation
Attractively presented
Easily maintained gardens
Village with amenities



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed west and on arrival at the main A5 round about take the second exit along the A488. Proceed through Lower Edgebold and on arrival at Hanwood take the first left turn down Mill Lane and the property will be identified on the left hand side.

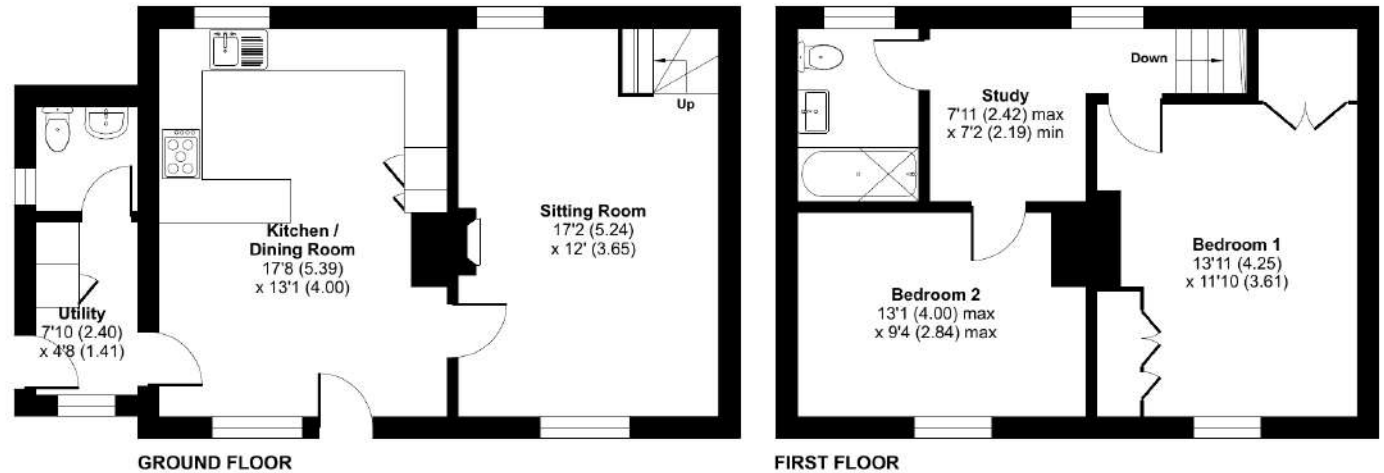
SITUATION

The property is attractively positioned on the fringe of the village of Hanwood, set down a 'no through' lane, which serves a number of properties. The village itself offers a number of amenities including a primary school, shop, pub and bus service. The property is also well placed for easy access to the main A5 commuter route, linking north to Oswestry or east to the M54 motorway and Telford. Shrewsbury town centre is particularly convenient for this village and offers a comprehensive shopping centre and social facilities.

PROPERTY

This delightful and beautifully presented two-bedroom end-terraced cottage offers deceptively spacious accommodation, combining character, comfort, and practicality in an attractive village setting. Occupying a pleasant position on the fringe of this highly sought-after village, the property benefits from off-road parking for two vehicles, an enclosed rear garden, and excellent access to local amenities and transport links.

The accommodation is thoughtfully arranged and briefly comprises a welcoming and spacious dual-aspect kitchen/dining room, fitted with a comprehensive range of modern wall and base units and integrated appliances, creating an ideal space for both everyday living and entertaining. Adjoining the kitchen is a useful utility room with space for laundry appliances, together with a convenient cloakroom fitted with a wash hand basin and WC.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1477750



The generous living room is a particularly attractive feature of the home, enjoying windows to both the front and rear elevations which provide an abundance of natural light. A feature fireplace creates a warm focal point, while a staircase rises to the first-floor accommodation.

On the first floor, the principal bedroom is a well-proportioned double room benefiting from fitted wardrobes, whilst the second bedroom is also a comfortable double and enjoys ample space for freestanding furniture. The family bathroom is fitted with a modern white suite comprising a panelled bath with electric shower over, pedestal wash hand basin, and WC.

Approximate Area = 974 sq ft / 90.5 sq m

For identification only - Not to scale



OUTSIDE

Outside, the property enjoys the advantage of off-road parking for two vehicles. The attractive garden has been designed with ease of maintenance in mind, being predominantly paved and providing a pleasant outdoor space for relaxing or entertaining. The garden is further enhanced by a summer house and a useful tool shed.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - B



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



