



KELSTERTON

DRURY LANE | SOMERWOOD | RODINGTON | SHREWSBURY | SY4 4RG





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Shrewsbury 7.3 miles | Telford 17.6 miles
(all mileages are approximate)

A MOST APPEALING DETACHED BUNGALOW OFFERING EXCELLENT
SCOPE FOR MODERNISATION AND EXTENSION (STPP) SET WITH
FANTASTIC LARGE GARDENS IN THIS DELIGHTFUL RURAL LOCATION.

Lovely rural location
Requiring modernisation throughout
Excellent potential to extend (STPP)
Fantastic large gardens
Open outlook over farmland to the front



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the B5062 Newport Road from Sundorne. Travel past Shrewsbury Rugby club and then up the bank, carry on past a right turning and then follow the road down the bank to a crossroads and turn right signed Upton Magna. Follow this road and take the next left turning, signed Somerwood/Rodington. Proceed along taking the right turn onto Drury Lane and the bungalow will be found on the left hand side.

SITUATION

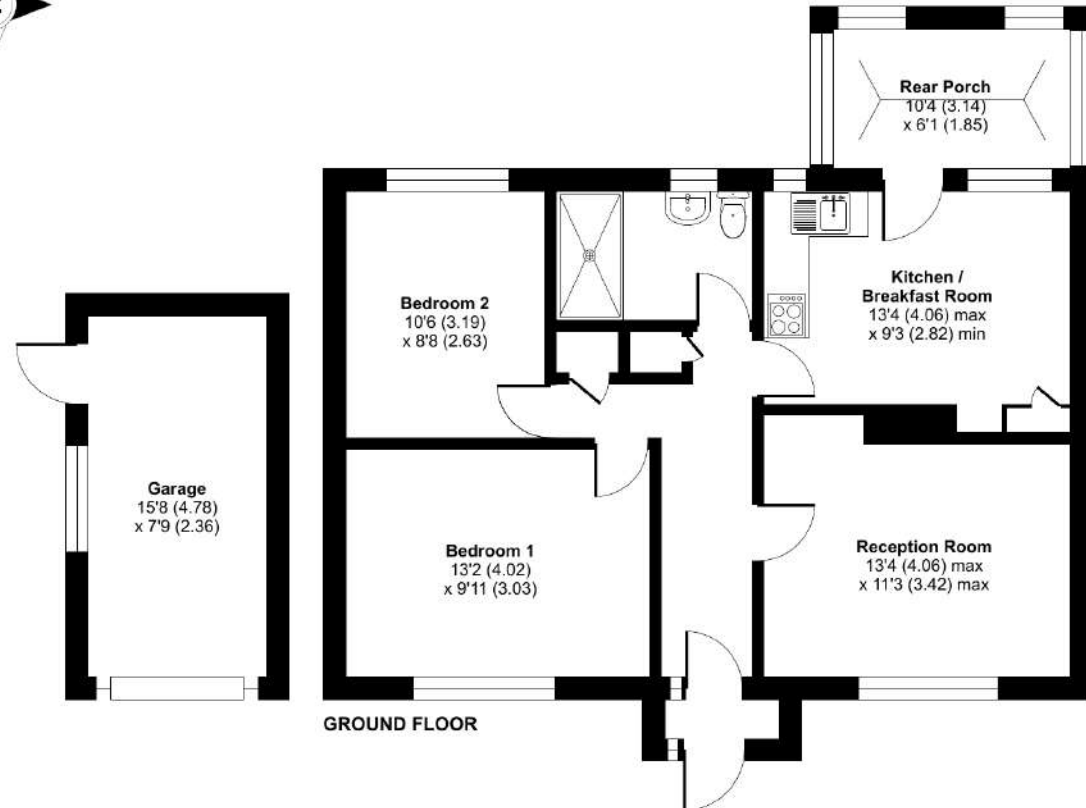
The property is located in a most attractive position, off a country lane, offering lovely views particularly to the front, over open farmland. The property is also well positioned for access to Shrewsbury, in particular various supermarkets and the town centre. Commuters will find that the property is well placed for access to the A49, through to the A5 and M54 motorway and onto Telford and Wolverhampton. The surrounding lanes provide excellent opportunities for walking enthusiasts.

PROPERTY

Occupying a peaceful rural position, Kelsterton is a detached two-bedroom bungalow set within exceptionally generous gardens and offering an exciting opportunity for buyers seeking a project. Requiring extensive modernisation throughout, the property presents excellent potential to extend and enhance, subject to the necessary planning consents, creating a superb family home in an enviable countryside setting.



Approximate Area = 750 sq ft / 69.7 sq m
Garage = 121 sq ft / 11.2 sq m
Total = 871 sq ft / 80.9 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). © nichecom 2026. Produced for Halls. REF: 1486346



The accommodation comprises an entrance hall, a well-proportioned living room, a kitchen/dining room, and a rear lean-to enjoying delightful views across the extensive rear gardens. There are two bedrooms and a shower room fitted with a walk-in shower cubicle.



OUTSIDE

Externally, the property is approached via a driveway providing off-road parking and leading to a detached garage. The front garden is predominantly laid to lawn with established shrub borders, whilst the true highlight is the substantial rear garden. Of exceptional size, it is mainly laid to lawn and complemented by mature, well-stocked borders, offering an excellent degree of privacy and endless potential for landscaping, gardening or future extension, subject to the necessary planning permissions.

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

We understand that the property has the benefit of mains water, electricity, gas and drainage.

LOCAL AUTHORITY

Telford and Wrekin Council, Darby House, Lawn Central, Telford, TF7 9SF

Tel: 01952 380000.

COUNCIL TAX

Council Tax Band - C



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.



