



FOR SALE

Price Guide £650,000

The Laurels, Upper Astley, Astley, Shrewsbury, SY4 4BS

A beautiful detached period house, containing a wealth of charm and character features and providing a lovely living environment, set with landscaped gardens, in this convenient and desirable location.



MILEAGES: Shrewsbury 5.8 miles, Telford 16 miles. All mileages are approximate.



- Delightful period house
- Character features
- Flexible living environment
- Generous parking area
- Easily maintained gardens
- Convenient location

DIRECTIONS

From Shrewsbury town centre, proceed out along the Whitchurch Road to the Battlefield roundabout, taking the third exit heading north on the A53 Market Drayton Road. Proceed along, taking the first left turn sign posted Astley and the property will be found after a short distance on the left hand side.

SITUATION

The property occupies a most appealing and convenient location, with the local area providing some lovely walks with easy access to the Shropshire Way, Grinshill and Clive of particular interest. The nearby village of Hadnall offers a basic selection of amenities including a primary school, shop/post office and village pub. The property is well placed, with access to a number of supermarkets and retail parks on the fringe of Shrewsbury, whilst the town centre affords an excellent range of amenities and a rail service. Commuters will find ready access to the A49, which links to the A5 and M54 through to Telford. There are a number of major road links giving access to the Potteries and Cheshire.

DESCRIPTION

Set within its own established gardens and approached via wooden gates, The Laurels is a beautifully preserved Victorian residence offering refined, character-rich accommodation with a seamless blend of period charm and modern comfort.

A sweeping gravel driveway provides ample parking and leads to a charming tiled porch, opening into an impressive central hallway with classic Minton tiled flooring. From here, two gracious reception rooms unfold, each featuring high moulded ceilings, expansive windows, and striking marble fireplaces-creating elegant yet welcoming spaces for both entertaining and everyday living.

The generous family lounge and formal drawing room flow effortlessly from the hallway, while the layout continues through to a well-appointed kitchen and utility area. Here, bespoke cabinetry, twin Belfast sinks, and a range of integrated appliances cater perfectly to contemporary needs. French doors and a separate rear entrance open onto a delightful courtyard, enhancing the home's connection to its outdoor spaces.

A turned wooden staircase rises to the first floor, illuminated by a beautiful stained-glass window. The accommodation comprises four well-proportioned double bedrooms, two enhanced by original marble fireplaces. The principal suite benefits from its own walk-in dressing room, WC, and en-suite shower room, while a further bedroom also enjoys en-suite facilities. A spacious family bathroom and access to the loft complete this level.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



OUTSIDE

Externally, the property is enveloped by mature, landscaped gardens, featuring expansive lawns, established shrubs, and vibrant, well-stocked flowerbeds. To the rear, a thoughtfully designed enclosed garden offers terraced areas and gravel pathways weaving through herbaceous borders-ideal for relaxation and outdoor entertaining.

A standout feature is the detached garden room, complete with a Clearview stove and bi-fold doors, presenting a versatile space perfectly suited for home working, a gym, or stylish entertaining. Additional outbuildings include a log store and separate garden shed.

The Laurels presents a rare opportunity to acquire a distinguished period home, offering privacy, charm, and versatility.

GENERAL REMARKS

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.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.



TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating boiler. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'F' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.



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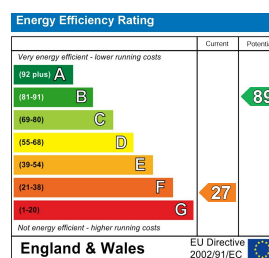
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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



Halls 1845

01743 236444

Shrewsbury Sales

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