

2 The Hazels Stanton Upon Hine Heath, Shrewsbury,  
Shropshire, SY4 4HD

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



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**Offers In The Region Of £350,000**

Viewing: strictly by appointment through the agent

An attractive, charming three bedroom period semi detached cottage which sits in well established grounds approaching 0.25 of an acre and occupies a particularly secluded location. The property is conveniently situated within this popular North Shropshire village approximately 8 miles from Shrewsbury. 2 The Hazels occupies an appealing position within the village which itself offers a public house whilst a further range of good amenities are found at the nearby village of either Shawbury or Hodnet offering shops, primary schools and medical centres. Commuters will be pleased to know that access to the local bypass is readily accessible which then links onto the M54 motorway network. Viewing is recommended by the agent. The accommodation briefly comprises the following:

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

**Entrance hall**

Having glazed window to side, radiator.

Wooden panelled door gives access to:

**Lounge**

12'10 x 11'9

Having feature wood burning stove, glazed window overlooking gardens, radiator.

Panelled door from lounge gives access to:

**Dining room**

15'9 x 7'11

Having glazed window to front, tiled floor, wood burning stove (currently not in use) set to a brick hearth and timber mantle above, under-stairs storage cupboard.

Square arch from dining room gives access to:

**Kitchen**

9'9 x 8'11

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset Belfast sink with mixer tap over, tiled floor, feature exposed former fireplace with space below for oven and concealed extractor fan, upvc double glazed window, beams and spotlights to ceiling, space for appliances.

Part glazed stable style door the gives access to:

**Garden room**

9'4 x 6'3

Having a range of glazed windows, polycarbonated roof, vinyl tiled effect floor covering.

From dining room door gives access to:

**Ground floor bathroom**

Having a white suite comprising: panelled bath with shower attachment off taps, low flush WC, wash hand basin, tiled floor, radiator, glazed window, wall mounted extractor fan, store cupboard with radiator.

From hallway stairs rise to:

**First floor landing**

Having loft access.

Doors from first floor landing then give access to: Three bedrooms

**Bedroom one**

11'11 excluding recess x 9'3

Having glazed window overlooking gardens, radiator, period style fireplace.

**Bedroom two**

10'9 x 8'3

Having glazed window, radiator.

**Bedroom three**

8'1 x 7'8

Having glaze window, radiator. From bedroom three access is then given to:

**En-suite WC**

Having low flush WC, wash hand basin with mixer tap over.

**Outside**

The property is approached via a generous sized stoned driveway which provides ample off street parking for a number vehicles. To the right hand-side of the driveway access is given to:

**Large brick built garage**

19'11 x 11'1

Adjoining the garage there is a generous size carport. To the side of this there is a former vegetable plot with lawned garden and glazed greenhouse and fruit tree. This area is partially enclosed by mature hedging and trees.

To the left hand-side of the driveway there are two generous size log stores and a brick built garden store. To the front of the property there are two paved patio areas with mature shrubs, bushes and gardens. Gated access then leads to the properties:

**Good size rear gardens**

Which comprise: lawned garden area, inset shrubs, plants and bushes, garden shed, gated pedestrian access to the country lane. The gardens are enclosed. The whole plot size extends to approximately 0.25 of an acre.

**Directions**

From Shrewsbury head out on the A53 and continue through the village of Shawbury. At Shawbury Home and Gardens centre continue for 1.4 of a mile and turn right onto Hazles Road (unsuitable for HGV), continue on this country lane for approximately 0.3 of a mile and the property will be found on the right hand-side clearly identified with our for sale board.

**Services**

Mains water, electricity, septic drainage and LP gas are all

understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND C**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

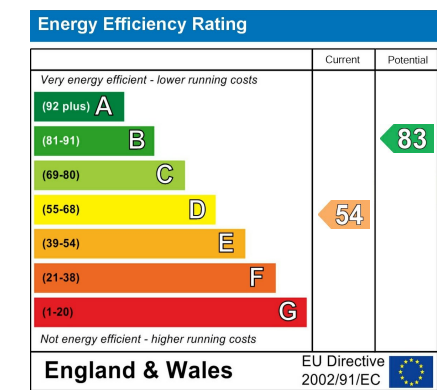
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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

