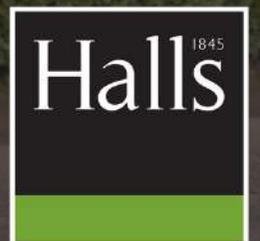




HILBRE

EBREY WOOD | ASTLEY | SHREWSBURY | SY4 4DE





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

A CHARMING FAMILY HOME OFFERING THE POTENTIAL FOR
RENOVATION OR REDVELOPMENT (STPP) LOCATED IN A DELIGHTFUL
SEMI-RURAL SETTING.

Front to back sitting/dining room
3 bedrooms and a family bathroom
Kitchen/breakfast with sliding door to rear patio and gardens beyond
Large private gardens to front and rear
Patio area



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///homes.airbrush.skills

From Shrewsbury proceed North East on the A53 towards Shawbury. As you exit Upper Astley take a right turning towards Haughton and Upton Magna and Hilbre will be found on the right hand after a short distance.

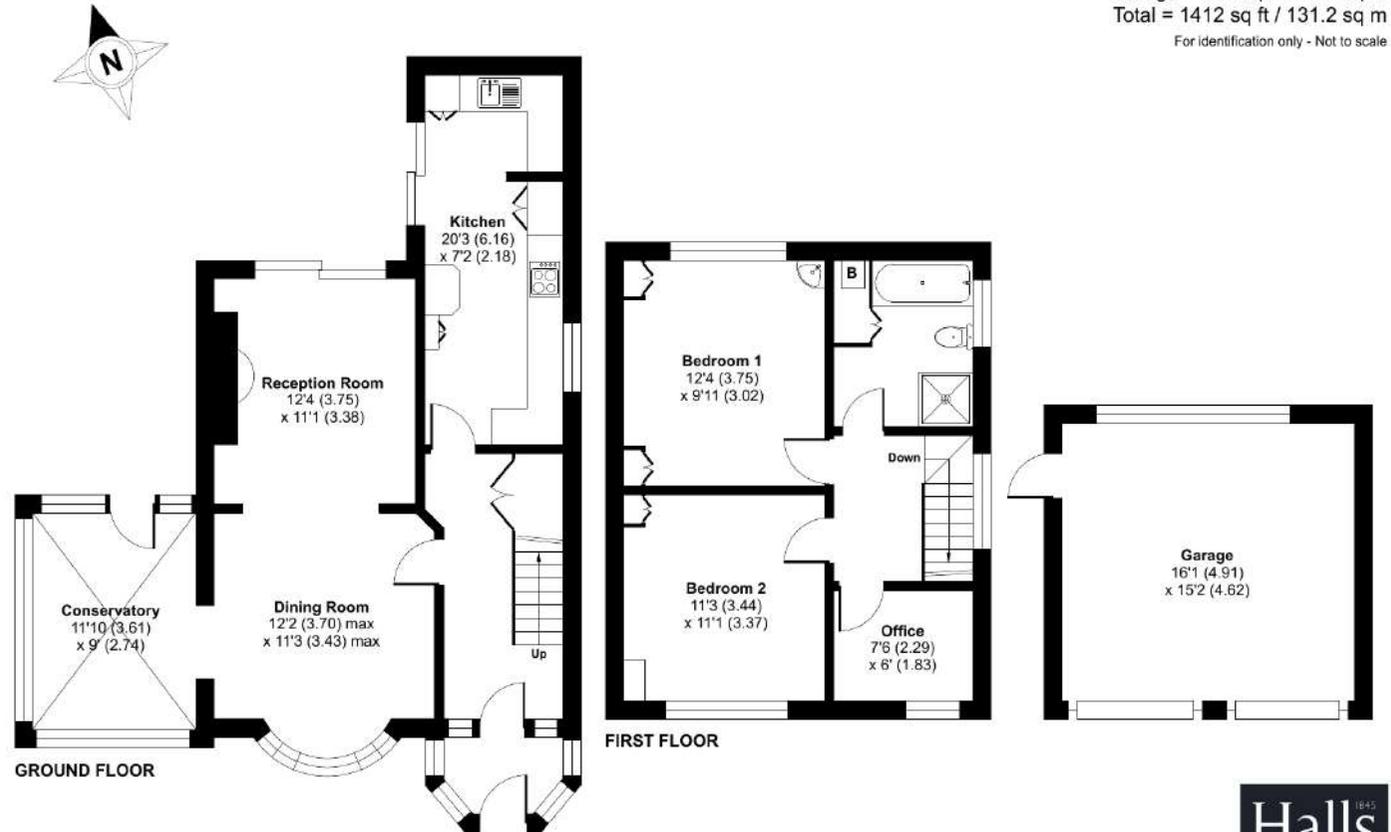
SITUATION

The property occupies a delightful location between Shrewsbury and Shawbury. The property itself has a lovely twin aspect countryside views. Shawbury itself provides a number of basic amenities including shop, takeaway, pub, church and village hall. The village is well placed for easy access to Shrewsbury including business and retail parks, together with a selection of supermarkets close by. Shrewsbury town centre offers an excellent shopping centre and a selection of schools, whilst commuters will also find easy road links to the A5/M54 motorway to Telford and Wolverhampton or north to Whitchurch and thereon to Chester.

PROPERTY

Occupying a generous plot with an impressive frontage and substantial rear gardens, this attractive three-bedroom family home offers an exceptional opportunity to create a truly special residence. Enjoying a peaceful semi-rural position with picturesque countryside views, the property combines space, privacy, and exciting potential for enhancement.

Whether you are seeking a comfortable family home to personalise over time or a property with scope for redevelopment (subject to the necessary planning permissions), this is a rare opportunity in a highly desirable location.



Approximate Area = 1168 sq ft / 108.5 sq m
Garage = 244 sq ft / 22.7 sq m
Total = 1412 sq ft / 131.2 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). © n/checom 2026. Produced for Halls. REF: 1420225



The spacious and versatile living accommodation includes a welcoming interior that provides well-balanced accommodation ideal for modern family life. A bright and generously proportioned front-to-back sitting and dining room forms the heart of the home, offering excellent natural light and versatile space for both relaxation and entertaining.

The kitchen/breakfast room features a sliding door opening directly onto the patio with the gardens beyond— perfect for seamless indoor-outdoor living during the warmer months.

Upstairs, there are three bedrooms and a family bathroom, providing comfortable accommodation with further potential to update and enhance to suit individual tastes.



OUTSIDE

One of the standout features of this property is the substantial private gardens to both the front and rear. The impressive frontage provides excellent kerb appeal, while the expansive rear garden offers enormous scope for landscaping, extension to the rear or side, or reconfiguration (subject to planning).

A generous patio area creates an ideal setting for outdoor dining, entertaining, or simply enjoying the surrounding countryside views in a peaceful and private environment.

There is also double garaging which could be converted, expanded or even replaced with a two storey extension.

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. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D



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.



