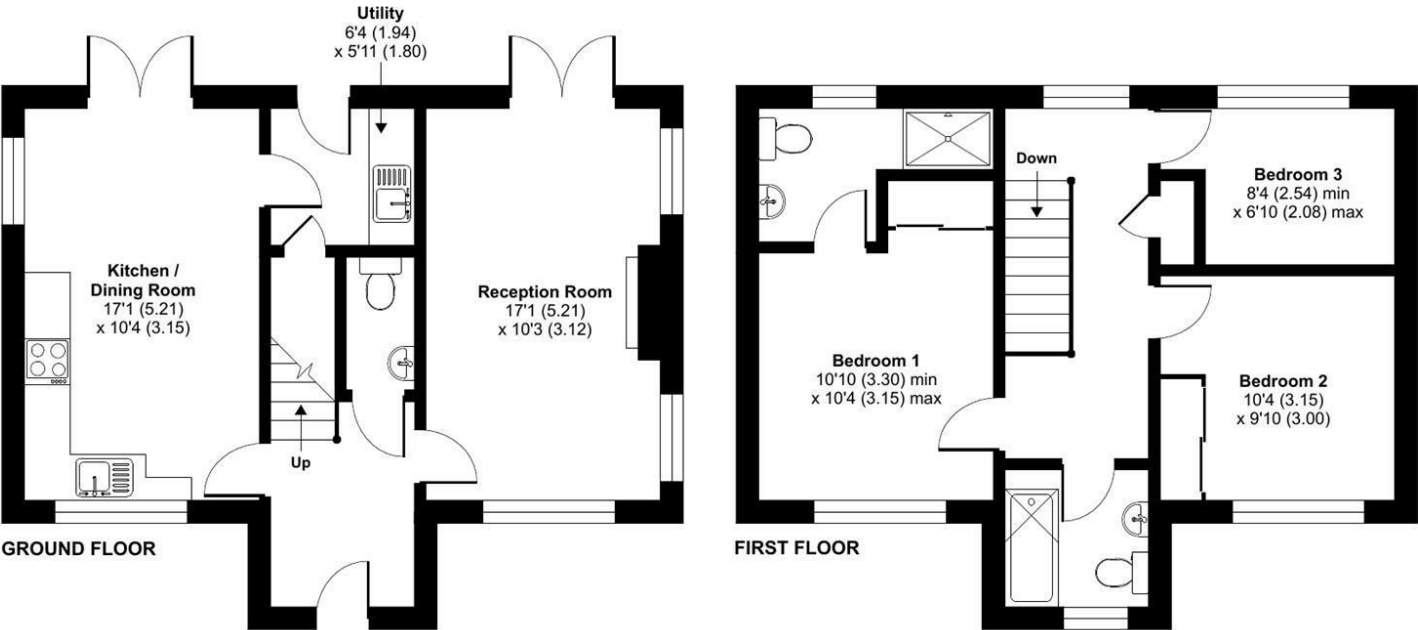


FOR SALE

9 Stonehouse Close, Nesscliffe, Shrewsbury, SY4 1FH



Approximate Area = 1020 sq ft / 94.8 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). © nchecom 2026. Produced for Halls. REF: 1404670



FOR SALE

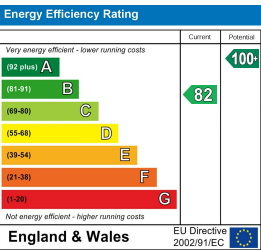
Offers in the region of £360,000

9 Stonehouse Close, Nesscliffe, Shrewsbury, SY4 1FH

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



A well-presented three-bedroom detached family home offering modern and well-balanced accommodation, off-road parking and an enclosed rear garden with beautiful views, occupying a pleasant position within the popular village of Nesscliffe.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com





IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.





hallsgb.com

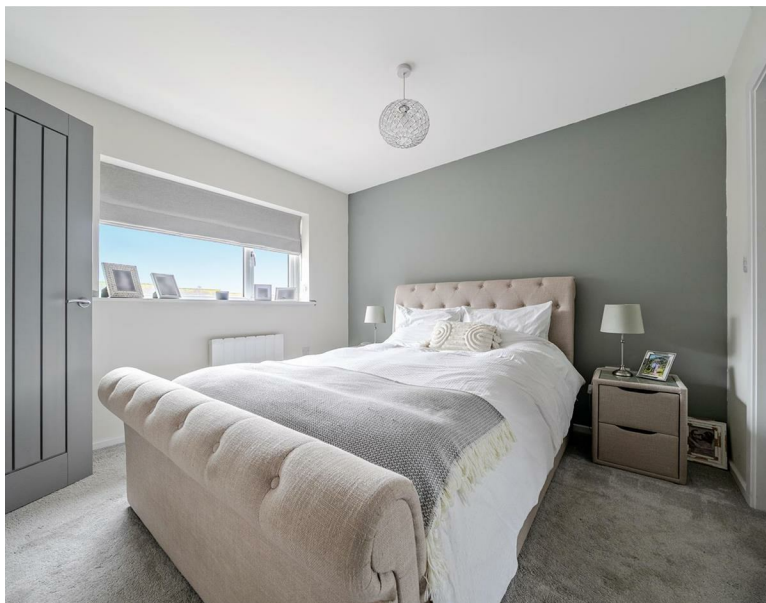
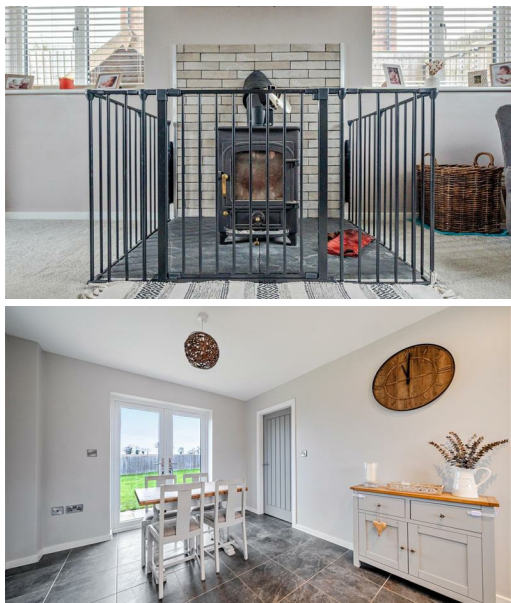
01691 670320


2 Reception
Room/s


3 Bedroom/s


2 Bath/Shower
Room/s





- Modern three-bedroom detached family home
- Enjoying open countryside views
- Popular village location with access to Shrewsbury
- Enclosed rear garden and ample off-road parking
- Principal bedroom with en-suite shower room
- Well-presented throughout

DESCRIPTION

The property provides well-balanced accommodation over two floors, centred around a spacious kitchen/dining room and a separate reception room with doors opening onto the rear garden. The layout is ideally suited to modern living and benefits from good natural light throughout. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom..

Externally, the property enjoys an enclosed rear garden together with off-road parking to the front. The house occupies a pleasant position within the village of Nesscliffe and benefits from attractive open countryside views, offering a desirable balance of village living and rural outlook, with Shrewsbury and surrounding amenities within easy reach.

SITUATION

Nesscliffe is a popular and well-regarded village location, lying to the north-west of Shrewsbury and surrounded by attractive open countryside. The village enjoys a strong community feel, with local amenities including a public house, primary school and countryside walks nearby. A wider range of shopping, leisure and transport facilities can be found in Shrewsbury, which is easily accessible.

OUTSIDE

Externally, the property benefits from a neatly enclosed rear garden, laid mainly to lawn with a paved seating area, providing an ideal space for outdoor dining and family use with beautiful views across the open countryside. To the front, there is off-road parking for multiple vehicles.

SCHOOLING

The area offers excellent educational opportunities, including St. Andrew's CE Primary School in Nesscliffe, The Corbet School in Baschurch and Shrewsbury Sixth Form College. It's an ideal choice for young families. There is also further primary and secondary schooling in Shrewsbury, including a choice of state and independent schools together with sixth-form provision.

SERVICES

We understand that the property benefits from mains water, electricity, gas and drainage. None of the services, appliances or electrical systems have been tested by Halls.

TENURE

Freehold with vacant possession on completion.

W3W

W3W:///teardrop.diamonds.translated

LOCAL AUTHORITY

Shropshire County Council.

COUNCIL TAX BAND

Council Tax Band: D

VIEWINGS

Strictly by appointment with the selling agent.

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.