



**School House, Stanton upon Hine Heath, Shropshire, SY4 4LR**

2 bedroom semi-detached house—£325,000 Freehold

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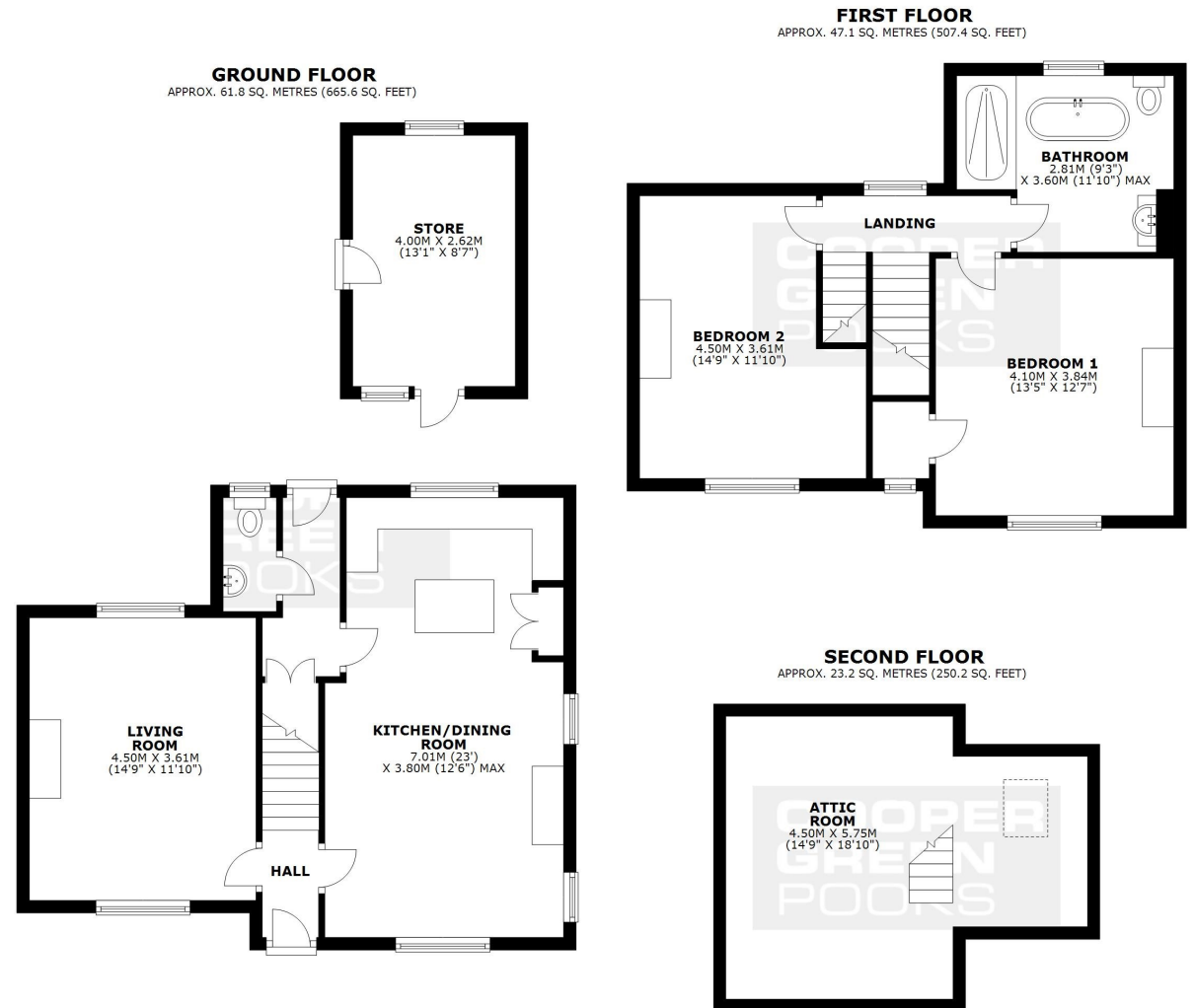
£325,000 Freehold—2 bedroom semi-detached house

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This beautifully presented and improved semi-detached house of character offers spacious and practical accommodation, finished to a high standard throughout. The property is quietly situated within a lovely village setting, a short walk from the local pub/restaurant and just 5 minutes from the popular village of Shawbury.

## KEY FEATURES

- Living room with feature fireplace and wood burning stove
- Open plan kitchen/dining room with windows to three elevations, a range of built in units and island
- Rear hallway with useful storage, cloakroom and access to garden
- Two good sized double bedrooms with views to front over surrounding countryside
- Impressive re-fitted family bathroom, complete with vanity unit, roll top bath and separate double length shower
- Additional staircase from landing to attic room which has potential to provide further accommodation if required
- Oil fired central heating and timber framed double glazed windows
- The property benefits from plenty of characterful features including solid wood flooring and stair case
- Landscaped rear garden, laid to lawn with paved terracing and planted borders
- Brick outbuilding providing excellent storage with potential for conversion into a fantastic home office
- Parking to front and side for several cars



TOTAL AREA: APPROX. 132.2 SQ. METRES (1423.2 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.







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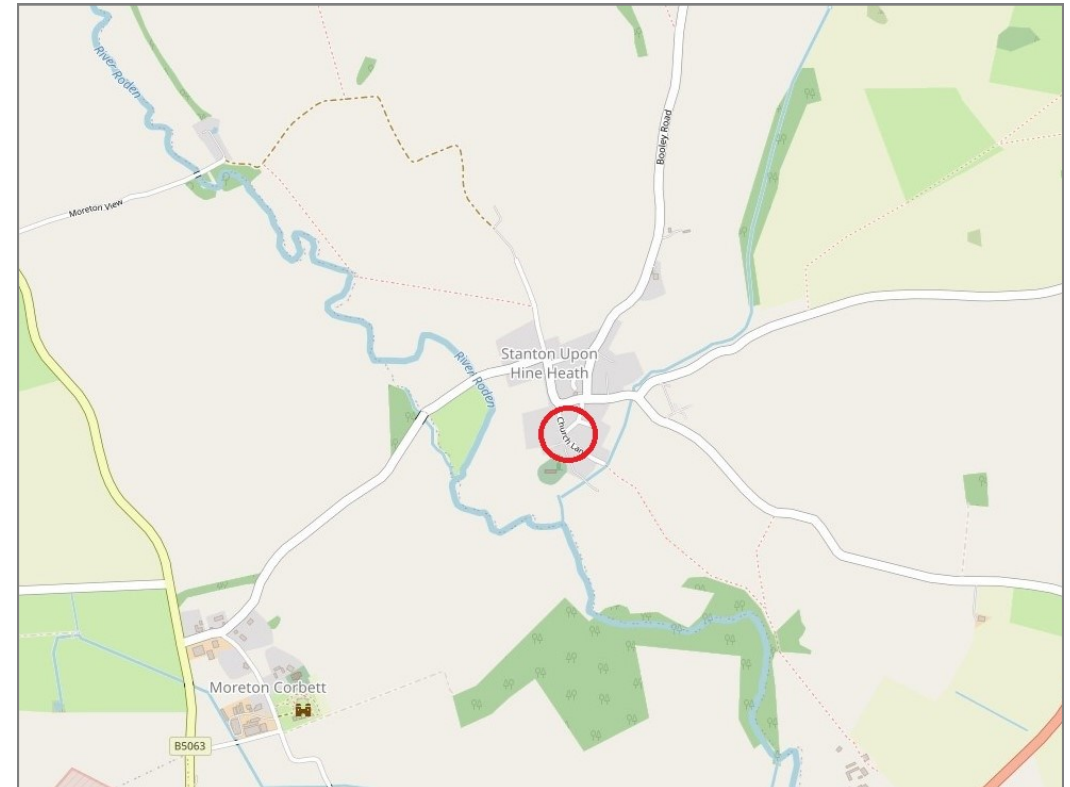
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Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC	<b>Band E</b>
Services	<b>Mains water, electricity and drainage are connected with oil fired central heating</b>

 **Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



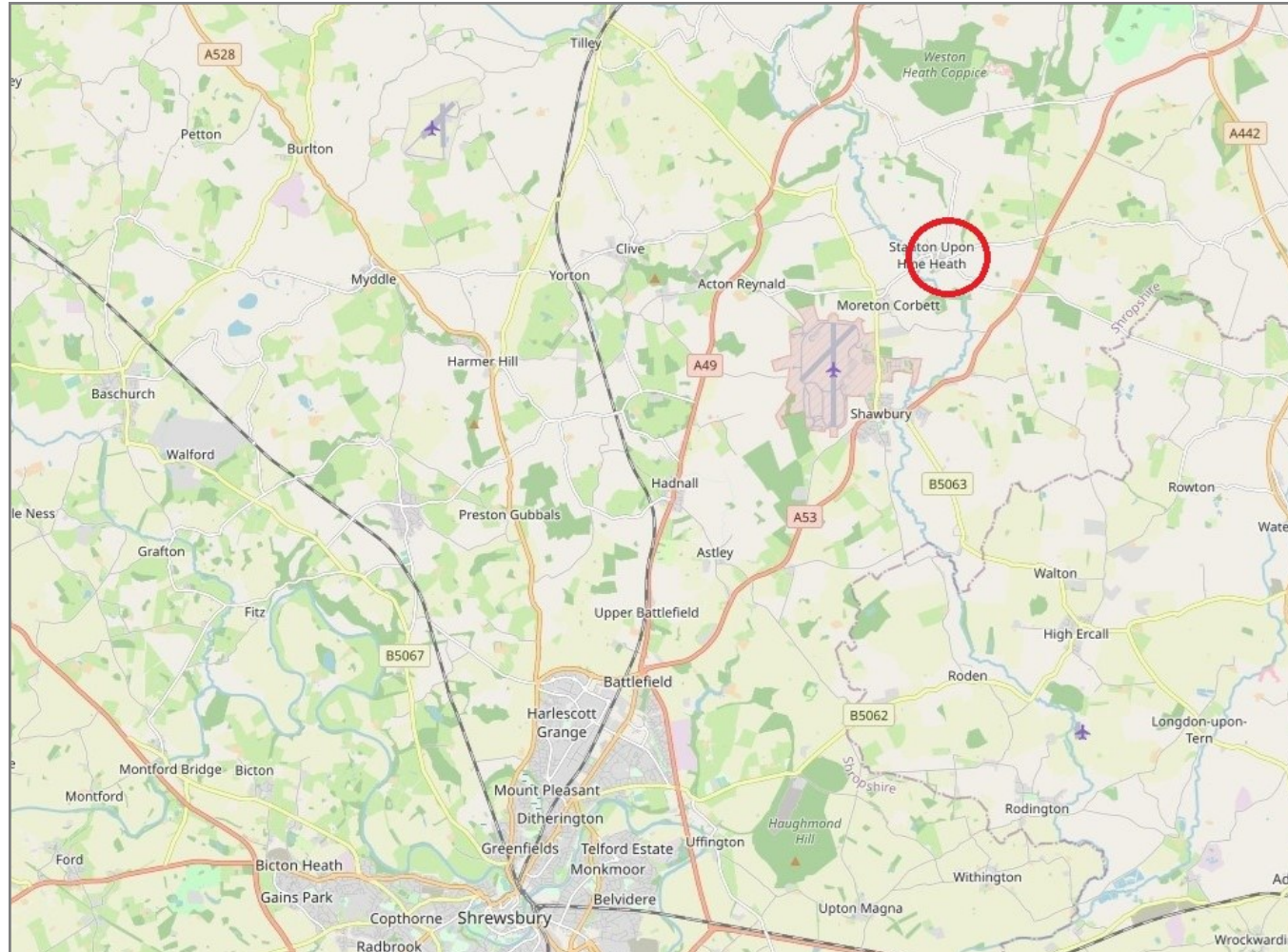
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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