

4 Grafton

Montford Bridge | Shrewsbury | Shropshire | SY4 1HH

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PROPERTY PROFESSIONALS

4 Grafton

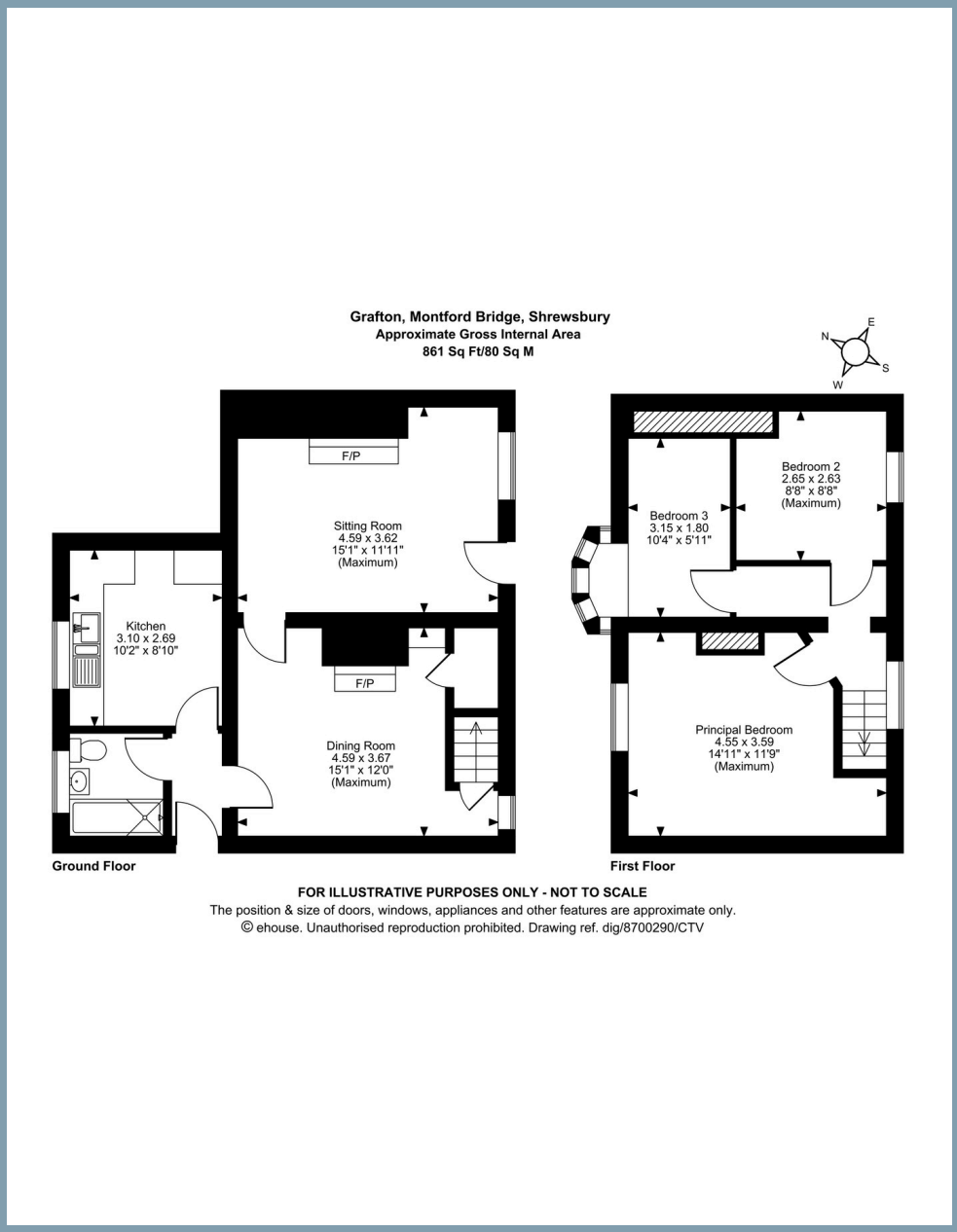
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Baschurch 2.1 miles, Shrewsbury 7.5 miles, Oswestry 13.5 miles, Telford 25.3 miles (All distances are approximate).

A charming three-bed cottage, located in the hamlet of Grafton, approximately 7 miles from the centre of Shrewsbury.

Key Features

- Quiet Hamlet Location
- In Need of Modernisation
- Short Commute to Shrewsbury Town Centre
- Period Features
- Three Bedrooms
- Two Reception Rooms
- Generous Garden
- Parking
- EPC: E
- Freehold



4 Grafton

Situated in the peaceful hamlet of Grafton, approximately seven miles north-west of Shrewsbury, 4 Grafton is a delightful three-bedroom cottage offering an exciting opportunity for buyers seeking a characterful home with scope for improvement. Requiring a programme of modernisation, the property presents the perfect canvas to create a charming countryside residence. Full of character and original features, the accommodation benefits from exposed oak beams and attractive dormer windows. The versatile layout includes three bedrooms, two reception rooms, a downstairs bathroom, generous garden and off-road parking.

Externally, the large garden provides ample space for outdoor entertaining. Despite its tranquil setting, Grafton enjoys convenient access to a range of local amenities. The nearby village of Baschurch offers a primary and secondary school, village shop, public house, restaurant and community facilities. A wider selection of amenities can be found in the historic county town of Shrewsbury, renowned for its medieval architecture, independent shops and excellent transport links. Shrewsbury is also home to the beautiful Quarry Park and Theatre Severn, hosting a varied programme of events and performances throughout the year.







General

Services: Mains water and electricity. Oil fuelled heating and working fireplace. Shared septic tank drainage.

Council Tax: Band C

Postcode: SY4 1HH

Local Authority: Shropshire Council (0345 678 9000)

Mobile Signal: EE - Y (Outdoor) Three - Y (Outdoor)
O2 - Variable (Outdoor) Vodafone - Variable (Outdoor)

Broadband Speed: Our research indicates that Ultrafast broadband is available at this property. Please conduct your own research to ensure the speeds meet your requirements.

Flood Risk: Rivers, Sea and Surface Water - Very Low Risk.

Fixtures and Fittings: Whilst all attempts have been made to accurately describe the property in regard to fixtures and fittings, a comprehensive list will be made available by the seller's solicitors.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.



Directions: From the A5 heading from Shrewsbury, take the right-hand turning for Montford Bridge. After 0.4 miles, take the left-hand turning signposted for Fitz. Follow the road for approximately 3 miles, then turn left, and 4 Grafton is the second property on this turning to the right.

what3words: ///latest.objective.shelf

Viewing strictly by appointment through Balfours

Photographs: & Particulars July 2026

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