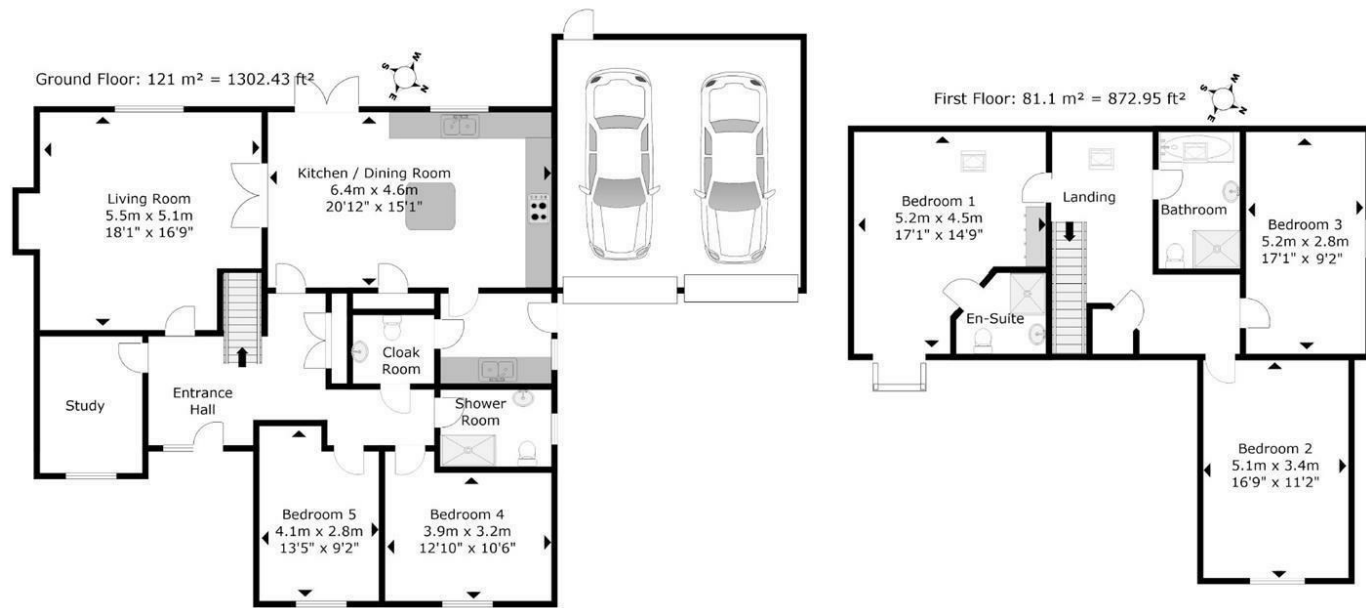


FOR SALE

23 Charleston Way, Loppington, Nr Shrewsbury, SY4 5US



FOR SALE

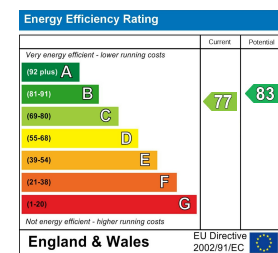
Offers In The Region Of £515,000

23 Charleston Way, Loppington, Nr Shrewsbury, SY4 5US

**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 superbly appointed and very well designed 5 bedroom detached house offering deceptively spacious internal accommodation with an attached double garage and lovely south facing gardens. Situated in a select, modern development in the sought after village of Loppington.






01691 622 602

**Ellesmere Sales**  
 The Square, Ellesmere, Shropshire, SY12 0AW  
 E: ellesmere@hallsgb.com



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Wem (3 miles), Ellesmere (7 miles), Shrewsbury (12 miles).  
(All Distances Approximate)

 2 Reception Room/s  
 5 Bedroom/s  
 3 Bath/Shower Room/s



- Superbly presented
- Versatile accommodation
- Surprisingly spacious
- Potentially 2 GF bedrooms
- Double garage
- Lovely south facing gardens

The gardens are an attractive feature of the property and have been designed to be reasonably low maintenance, comprising a lawned area to the front and a generous paved patio area to the rear providing an ideal space for outdoor entertaining/BBQs etc, with a further larger lawned area.

The sale of 23 Charleston Way provides a rare opportunity for purchasers to acquire a spacious and very well presented property with versatile accommodation, situated in a particularly pleasant village location.

**SITUATION**  
23 Charleston Way is situated close to the centre of the popular North Shropshire village of Loppington and open farmland to the rear. Loppington has good local amenities for a village of its size which includes Parish Church, Public House and village hall. Loppington is, also, conveniently situated with regards to the larger centres of Ellesmere (7 miles), Wem (4 miles) and the county town of Shrewsbury (12 miles), all of which, have a more comprehensive range of amenities of all kinds.

**THE ACCOMMODATION COMPRISES**  
Covered front entrance porch and composite front entrance door with glazed centre panel opening in to a:

**RECEPTION HALL**  
Oak flooring, carpeted staircase to the first floor, door into understairs storage cupboard and double opening doors in to a recessed coat cupboard.

**DOWNSTAIRS CLOAKROOM**  
Pedestal hand basin (H&C) with tiled splash back area, low flush WC and ceramic tiled floor.

**STUDY**  
Oak flooring and double glazed window to front elevation.

**LIVING ROOM**  
18'1" x 16'9" (5.5 x 5.1)  
An attractive fireplace with oak timber over a raised hearth with inset log effect fire, double glazed window to rear elevation and fitted carpet as laid.

**SUPER KITCHEN/BREAKFAST/DINING ROOM**  
21'0" x 15'1" (6.4 x 4.6)  
Super fitted kitchen comprising a Franki stainless steel one and a half bowl sink unit with swan neck mixer tap over, range of granite work surface areas, base units incorporating cupboards and drawers, integrated Neff dishwasher, a rangemaster cooking range (gas hob/electric ovens), integrated Neff microwave, integrated fridge and freezer, matching eye level cupboards, central breakfast island with a granite work surface area, base units incorporating cupboards and planned space for bar stools, double opening doors leading out to the rear patio area, double glazed window to rear elevations, ceramic tiled floor and a door in to a larder with shelving.

**UTILITY ROOM**  
Stainless steel sink unit (H&C) with mixer tap and granite work surface areas to either side, fitted cupboards below, planned space for appliances, wall mounted Worcester boiler, double glazed side entrance door and double glazed window to side elevation.

**GROUND FLOOR BEDROOM**  
12'10" x 10'6" (3.9 x 3.2)  
Double glazed window to front elevation and fitted carpet as laid.

**GROUND FLOOR BEDROOM/SITTING ROOM**  
13'5" x 9'2" (4.1 x 2.8)  
Double glazed window to front elevation and fitted carpet as laid.

**GROUND FLOOR BATHROOM**  
Pedestal hand basin (H&C), fully tiled one and half man shower cubicle with mains fed shower, low flush WC, double glazed opaque window to side elevation, half tiled walls and chrome heated towel rail/radiator.

**FIRST FLOOR LANDING AREA**  
Fitted carpet as laid, inspection hatch to roof space, velux rooflight and a door in to an Airing Cupboard housing the hot water cylinder with slatted shelving to one side.

**BEDROOM ONE**  
17'1" x 14'9" (5.2 x 4.5)  
Fitted carpet as laid, double glazed window to front elevation, velux rooflight and recessed wardrobe.

**EN SUITE SHOWER ROOM**  
Pedestal hand basin (H&C), tiled corner shower cubicle with mains fed shower, low flush WC and chrome heated towel rail/radiator.

**BEDROOM TWO**  
16'9" x 11'2" (5.1 x 3.4)  
Fitted carpet as laid and double glazed window to front elevation.

**BEDROOM THREE**  
17'1" x 9'2" (5.21m x 2.79m)  
Fitted carpet as laid and double glazed window to side elevation.

**FAMILY BATHROOM**  
Vanity hand basin (H&C) with mixer tap and drawers below, low flush WC, panelled bath (H&C), corner shower cubicle with mains fed shower, extensively tiled walls, chrome heated towel rail/radiator and velux rooflight.

**OUTSIDE**  
The property is approached over a block paved double width drive providing ample parking space for a number of vehicles and leading to the:

**ATTACHED DOUBLE GARAGE**  
A painted concreted floor, two electrically operated front entrance doors, power and light laid on and a rear pedestrian access door.

**GARDENS**  
The gardens are an attractive feature and include a paved pathway leading to the front entrance door bordered by a lawned front garden retained by low level brick walling.

The rear garden includes a paved patio area providing an ideal space for outdoor entertaining leading on to an attractively shaped lawn flanked by a slated border to the rear.

**SERVICES**  
We understand that the property has the benefit of mains water, electricity and drainage.

**TENURE**  
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**LOCAL AUTHORITY & COUNCIL TAX**  
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Council Tax Band ' F '.