



FOR SALE

Offers in the region of £449,995

4 Robins Grove, Welshampton, Ellesmere, SY12 0RB

**\*\*No upward chain\*\*** An immaculately presented and very well designed four bedroom detached family house with manicured gardens enjoying super views over open countryside, yet conveniently positioned within the popular village of Welshampton, with easy access to local amenities.



Ellesmere (3 miles), Whitchurch (9 miles) and Shrewsbury (18 miles).  
(All distances are approximate)



- Immaculate & well designed family house
- Sociable and family-friendly layout
- Manicured gardens
- Integral garage and resin bound drive
- Open views to rear
- Walking distance to village centre

## DESCRIPTION

Halls are delighted with instructions to offer 4 Robins Grove, Welshampton, for sale by private treaty.

4 Robins Grove is an immaculately presented and very well designed four bedroom detached modern family home constructed in 2015, with manicured gardens enjoying super views over open countryside, in a 'tucked away' position within a short walk to the centre of the village.

The internal accommodation, which has been very well maintained by the current vendors who have occupied the property since new, provides a sociable and family friendly layout including, on the ground floor, a Reception Hall, Living Room, open plan Kitchen/Dining/Family Room, Utility Room, Garden Room and downstairs Cloakroom together with four first floor Bedrooms (Bedroom One with En Suite Shower Room) and a family Bathroom (with both a bath and separate shower cubicle). The property benefits from an oil fired central heating system, double glazed windows and doors throughout and is presented for sale with the balance of an NHBC warranty.

Outside, the property is complimented by a double width resin bound driveway providing ample parking space leading to an attached integral garage with electrically operated roller shutter front entrance door.

The gardens are a super feature and include manicured lawns to both the front and rear, flanked by well stocked floral and herbaceous borders together with an extensive paved patio area to the rear providing ideal space for outdoor entertaining enjoying super views over open countryside.

The sale of 4 Robins Grove does, therefore, provide a very rare opportunity for purchasers to acquire such an immaculately presented and well designed family home in this particularly convenient position within a short walk to the village centre and yet enjoying open views to the rear over undulating countryside.

## SITUATION

4 Robins Grove is situated within a short walk from the centre of the village and the locally renowned Sun Inn Free House. Welshampton provides further amenities including a village hall, Church and very popular Primary School and is also positioned within close proximity to the popular lakeland town of Ellesmere (3 miles) and the town of Whitchurch (9 miles) both of which provide a comprehensive range of amenities.

## THE ACCOMMODATION COMPRISES:

A covered front entrance door with composite front entrance door with UPVC double glazed side panel opening in to a:

### RECEPTION HALL

Oak flooring, carpeted staircase to first floor, door in to an understairs storage cupboard.

### LIVING ROOM

17'8" x 12'5" (5.4m x 3.8m)

Fitted carpet as laid, double glazed windows to front and side elevations, wall mounted flame effect Celsi electric fire.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

27'6" x 12'9" (8.4m x 3.9m )

Kitchen Area - Ceramic tiled flooring, Rangemaster one and a half bowl sink unit (H&C) with mixer tap over, a range of roll topped work surface areas, base units incorporating cupboards and drawers, integrated appliances including a Bosch dishwasher, a Beko four ring halogen hob with extractor fan over and double oven below, pull-out refuse unit, planned space for fridge freezer, a range of matching eye level cupboards, glazed door to side elevation.

Dining Area - Oak flooring, windows to side elevation, fully glazed double opening doors leading out to a:

### GARDEN ROOM

10'9" x 9'10" (3.3m x 3m)

Ceramic tiled flooring, windows to three elevations, fully glazed doors leading out to the rear patio area.



2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



#### UTILITY ROOM

7'2" x 5'2" (2.2m x 1.6m)

Ceramic tiled flooring, stainless steel sink unit (H&C) with swan neck mixer tap, a range of roll topped work surface areas, base units incorporating cupboards and planned space for appliances, matching eye level cupboards, windows to side elevation and a door in to a:

#### DOWNSTAIRS CLOAKROOM

A vanity hand basin (H&C) with cupboards below, low flush WC, ceramic tiled flooring,

#### FIRST FLOOR LANDING AREA

Fitted carpet as laid, inspection hatch to roof space with pull-down loft ladder (loft partly boarded with power and light) and a door in to a linen storage cupboard with slatted shelving.

#### BEDROOM ONE

14'5" x 9'2" (4.4m x 2.8m)

Fitted carpet as laid, double glazed window to rear elevation enjoying super views over countryside, an extensive range of Hammonds fitted bedroom furniture.

#### EN SUITE SHOWER ROOM

Vanity hand basin (H&C), fully tiled shower cubicle with mains fed shower, low flush WC, double glazed opaque window to side elevation, tiled flooring.

#### BEDROOM TWO

15'8" x 12'1" (4.8m x 3.7m)

Fitted carpet as laid, double glazed window to front elevation.

#### BEDROOM THREE

15'5" x 7'10" (4.7m x 2.41m)

Fitted carpet as laid, double glazed window to front elevation, door in to a recessed wardrobe with hanging rail and shelving.

#### BEDROOM FOUR

12'5" x 8'6" (3.8m x 2.6m)

Fitted carpet as laid, double glazed windows to rear elevations enjoying super views over countryside.

#### FAMILY BATHROOM

Superbly appointed including a vanity hand basin (H&C) with mixer tap, panelled bath with mixer tap and shower attachment, separate fully tiled shower cubicle with mains fed shower, low flush WC, double glazed opaque window to rear elevation, tiled flooring.

#### OUTSIDE

The property is approached over a private road leading to only four properties, one of which is 4 Robins Grove. The property is accessed through double opening timber gates over a resin bound drive providing ample parking space and leading to the:

#### INTEGRAL SINGLE GARAGE

19'8" x 7'6" (6m x 2.29m)

Concrete floor, electrically operated roller shutter up and over front entrance door, a Worcester oil fired boiler, double glazed composite side entrance door.

#### GARDENS

The drive is bordered by a manicured area of lawn to the front flanked by well stocked floral and herbaceous borders with a feature tree in the centre. A high level pedestrian gate leads to a paved pathway which continues to a rear garden.

The rear gardens are a most attractive feature of the property and include an extensive paved patio area providing ideal outdoor entertaining space leading on to a manicured lawn bordered by well stocked floral and herbaceous borders with a gravelled area to one side. There is a timber garden storage shed and segregated bin storage area.

The gardens enjoy super views over surrounding farmland and Hampton House Farm in the distance.

There is also an outside double power socket and tap.

#### SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

#### TENURE

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

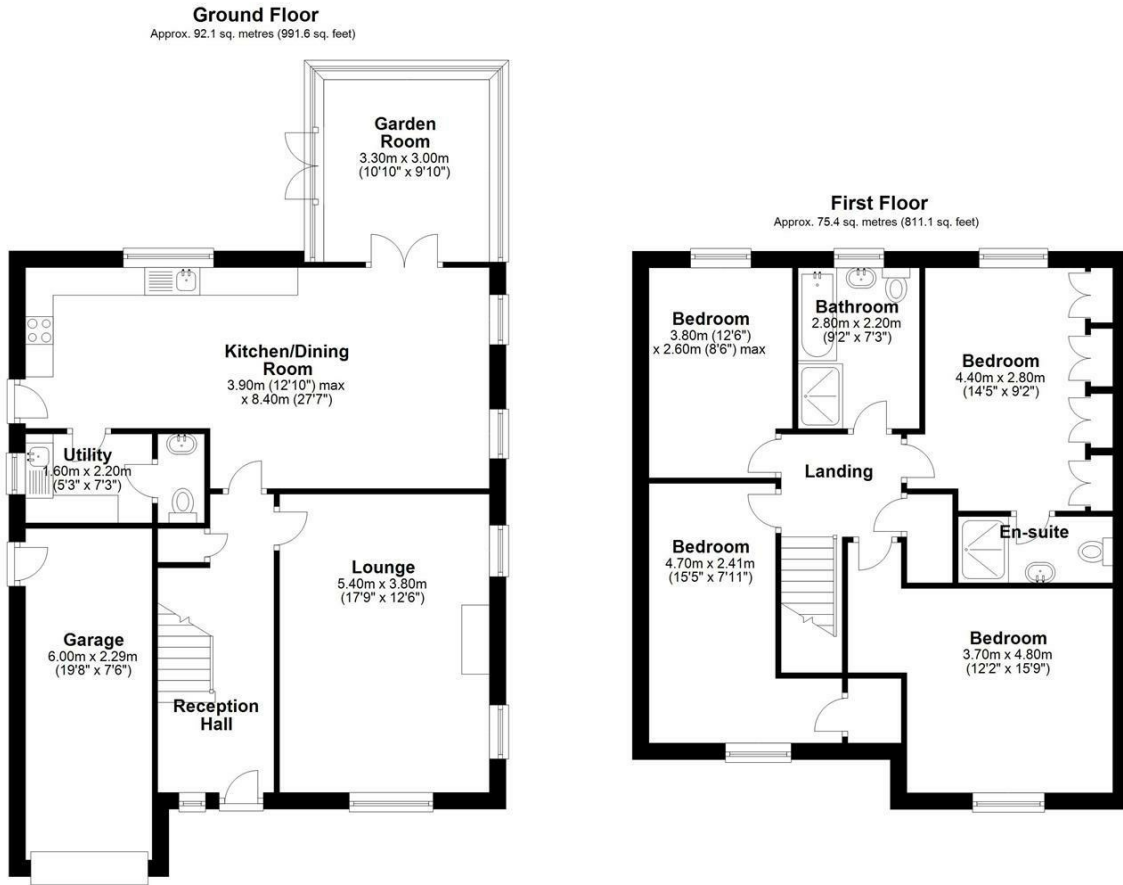
#### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

#### COUNCIL TAX

The property is in Band 'E' on the Shropshire Council Register.

## 4 Robins Grove, Welshampton, Ellesmere, SY12 0RB

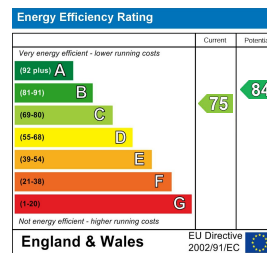


Total area: approx. 167.5 sq. metres (1802.7 sq. feet)  
**4 Robins Grove**

**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 Ratings



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