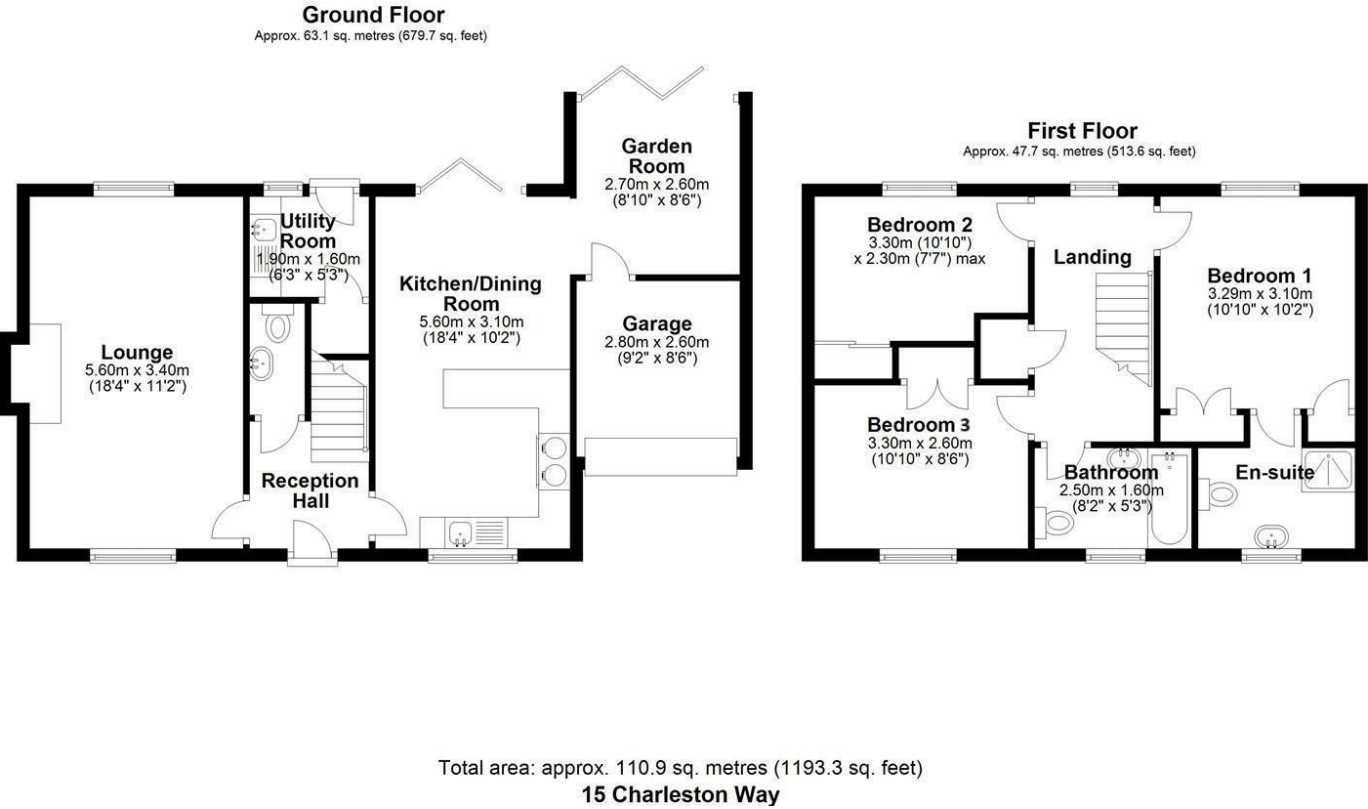


FOR SALE

15 Charleston Way, Loppington, Shrewsbury, SY4 5US



FOR SALE

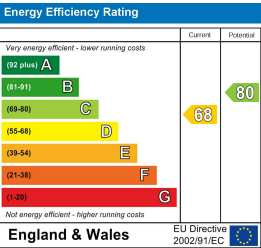
Offers in the region of £359,995

15 Charleston Way, Loppington, 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



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Impeccably Presented
- Detached Family Home
- Excellent Garden Room/Snug
- Driveway
- Private "Tucked Away" Position
- Edge of Village Location

DESCRIPTION

Halls are delighted with instructions to offer 15 Charleston Way in Loppington for sale by private treaty.

15 Charleston Way is an impeccably presented and much improved detached three-bedroom family home benefitting from driveway and garage, attractive gardens, and an excellent ground floor snug, enviably situated in a delightful 'tucked away' position within a select development on the edge of the village of Loppington.

Internally, the property offers well designed internal accommodation which has been much improved by the current vendors to at present comprise, on the ground floor, an Entrance Hall, Living Room, Cloakroom, Kitchen/Dining Room, and Garden Room, together with, to the first floor, three Bedrooms (the master boasting an En Suite Shower Room) and a family Bathroom.

Externally, the property occupies a pleasant 'tucked away' position within this popular and select development whilst featuring, to the front, a double width driveway giving on to the remainder of the single garage with, to the rear, a well maintained rear garden featuring a lawn containing an attractive paved patio area.

The sale of 15 Charleston Way does, therefore offer the very rare opportunity for purchasers to acquire an excellently presented and very well designed three bedroom detached family home situated in this much sought after village location.

THE ACCOMMODATION COMPRISES:

The property is entered via a covered porch through a composite front door with opaque glazed panel in to an:

ENTRANCE HALL

Tiled flooring, carpeted stairs rising to the first floor and a door leading in to the:

LIVING ROOM

18'4" x 11'1" (5.6m x 3.4m)
Fitted carpet as laid, UPVC double glazed window on to front and rear elevation, a Bioethanol "log burner" style heater sat on to exposed brick hearth within inglenook and beam over.

CLOAKROOM

A continuation of the tiled flooring, low flush WC, pedestal hand basin (H&C) and tiled splashback.

KITCHEN/DINING ROOM

18'4" x 10'2" (5.6m x 3.1m)
UPVC double glazed window on to front elevation, a continuation of the tiled flooring, bi-folding UPVC fully glazed doors leading out on to patio area and garden beyond and a fully fitted kitchen to comprise: a selection of base and wall units with granite work surfaces above, inset one and a half stainless steel sink unit with draining area to one side and mixer tap above, metro tiled splashbacks, freestanding Rangemaster cooker with 6 gas rings above, double oven with grill and warming tray below and complimentary Rangemaster extractor hood above, with further appliances to include a dishwasher and fridge/freezer, with a further door leading in to a useful understairs storage cupboard.

GARDEN ROOM

8'10" x 8'6" (2.7m x 2.6m)
With wood-effect laminate flooring, UPVC double glazed bi-folding doors out on to garden, "log-burner" style heater, and a door leading into the remainder of the Garage.

UTILITY ROOM

6'2" x 5'2" (1.9m x 1.6m)
With a continuation of the tiled flooring, work surface with inset sink with draining area to one side and mixer (H&C) above, UPVC door flanked by UPVC double glazed window onto garden, and a door leading into a useful understairs storage cupboard.

FIRST FLOOR LANDING AREA

Fitted carpet as laid, UPVC double glazed window on to rear elevation, inspection hatch to loft space and door in to Airing Cupboard which houses the hot water cylinder and a selection of slatted shelving; a further door leads in to the:

MASTER BEDROOM

10'9" x 10'2" (3.29m x 3.1m)
Fitted carpet as laid, UPVC double glazed window on to rear elevation, partly panelled walls, double opening wooden doors leading in to wardrobe space, clothes rail and shelving and a further single door leading in to further wardrobe space. Another door leads in to the:

EN SUITE SHOWER ROOM

Tiled flooring, UPVC double glazed window on to front elevation, fully tiled walls with a bathroom suite to include, shower cubicle with mains fed shower and rainfall head, pedestal hand basin (H&C) and low flush WC along with electrically operated bathroom mirror.

BEDROOM TWO

10'9" x 7'6" (3.3m x 2.3m)
Fitted carpet as laid, UPVC double glazed window on to rear elevation, an attractive sliding timber door allowing access in to recessed wardrobe space.

BEDROOM THREE

10'9" x 8'6" (3.3m x 2.6m)
Fitted carpet as laid, UPVC double glazed window on to front elevation, double opening doors giving in to wardrobe space which contains a selection of shelving and a clothes rail.

FAMILY BATHROOM

Tiled flooring, UPVC double glazed window on to front elevation, fully tiled walls and a bathroom suite to include, panelled bath (H&C) mixer tap above, pedestal hand basin (H&C) mixer tap and low flush WC.

OUTSIDE

The property is approached over a brick paved double width driveway which leads on to the remainder of the attached single garage, flanked to one side by areas of lawn intersected by a paved walkway that leads to the front door and to the:

ATTACHED SINGLE GARAGE

9'2" x 8'6" (2.8m x 2.6m)
(a portion of the garage has been utilised to create the Garden Room)

With concrete floor, metal "up and over" front door, power and light laid on.

GARDEN

A particularly notable feature of the property having been much improved by the current vendors to at present comprise an attractive paved patio area offering ideal space for outdoor dining and entertaining along with an expansive lawn, bordered by established timber raised beds. There is a paved walkway which leads back to the front of the property.

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

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

COUNCIL TAX

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

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.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: (01691) 622602.