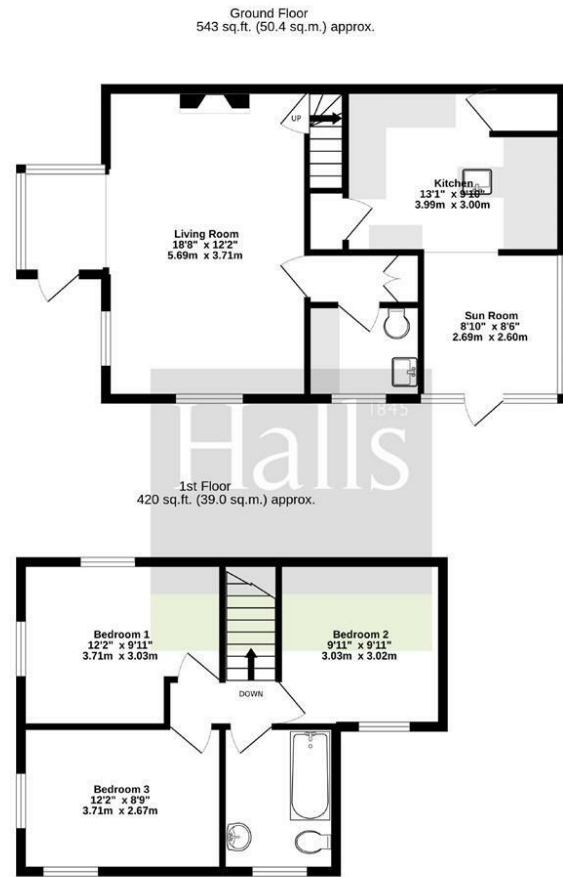


FOR SALE

Parklea, Poynton Road, Shawbury, Shrewsbury, SY4 4ET



TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

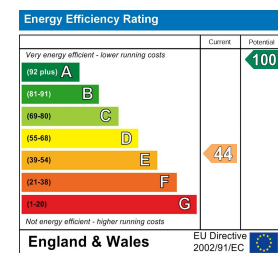
Guide Price £450,000

Parklea, Poynton Road, Shawbury, Shrewsbury, SY4 4ET

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 well appointed and conveniently situated three bedroom semi-detached country house in a super unspoilt rural setting, yet convenient to the popular village of Shawbury, with an excellent commercial yard with operators licence, with a versatile workshop and extensive office accommodation extending, in all, to approximately 0.59 of an acre or thereabouts.






01691 622 602

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



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Shawbury (0.5 miles), Shrewsbury (8.5 miles) and Telford (9.5 miles).
(All distances approximate)

 1 Reception Room/s
 3 Bedroom/s
 1 Bath/Shower Room/s



- Semi-Detached Family Home
- 3 Bedrooms
- Commercial Yard
- Excellent Workshop (1804 sqft)
- Office Accommodation (669 sqft)
- Ext, in all, to approx 0.59 acre

DESCRIPTION

Halls are delighted with instructions to offer Parklea, near Shawbury for sale by private treaty.

Parklea is a well appointed and conveniently situated three bedroom semi-detached country house in a super unspoilt rural setting, yet convenient to the popular village of Shawbury, with an excellent commercial yard with operators licence, with a versatile workshop and extensive office accommodation extending, in all, to approximately 0.59 of an acre or thereabouts.

The house offers well planned internal accommodation presented to a good standard, at present, comprising a ground floor Entrance Hall, Living Room, Inner Lobby, Cloakroom, Kitchen and Sun Room together with three first floor Bedrooms and a family Bathroom. The property has the benefit of oil fired central heating and double glazed windows.

Parklea also has the unusual benefit of an excellent commercial yard with a versatile workshop building (1804 sqft) which has potential for a variety of usages (subject to PP) together with extensive office accommodation (669 sqft) which compliment each other extremely well.

The property extends, in all, to approximately 0.59 of an acre or thereabouts.

The sale of Parklea provides an unusual opportunity to purchase a well appointed three bedroomed family house with commercial yard in such an unspoilt, yet accessible rural location

SITUATION

Parklea is situated in an unspoilt rural location in the heart of attractive countryside yet is still only approximately 0.5 of a mile from the well known village of Shawbury which, has an excellent range of local amenities for a village of its size. The larger centres of Shrewsbury (8.5 miles) and Telford (11.5 miles) are both within easy motoring distance and both have a most comprehensive range of amenities of all kinds.

DIRECTIONS

From the centre of Shawbury proceed down Church Lane (which shortly becomes Poynton Road) and continue for approx 0.5 of a mile and Parklea will be found on the right hand side, identified by a Halls 'For Sale' board.

THE ACCOMMODATION COMPRISES:

Front entrance door with glazed side panel opening in to an:

ENTRANCE HALL

Laminate flooring and an open plan archway in to a:

LIVING ROOM

18'8" x 12'2" [5.69 x 3.71]
Laminate flooring, feature brick fireplace with raised slate hearth, radiator, coved ceiling, enclosed carpeted staircase to first floor and glazed door through to an:

INNER LOBBY

Laminate flooring, radiator, doors in to a recessed cloaks cupboard.

CLOAKROOM

With a Roca vanity hand basin (H&C) with mixer tap and cupboard below, radiator, roll topped work surfaces with planned space and plumbing below for appliances, matching eye level units, and upright storage cupboard and opaque double glazed window to side elevation with vertical blinds.

KITCHEN

13'1" x 9'10" [3.99 x 3]
Fitted with a circular stainless steel sink (H&C) with mixer tap and cupboards under, a Neff four ring hob with an interesting bread oven feature with concealed lighting, further L shaped range of work surfaces with base units below and matching eye level units above, Beko double oven with storage cupboards above and below, door in to a Boiler cupboard housing the Camry oil fired boiler which heats the domestic hot water and central heating radiators, an open plan archway in to a:

SUN ROOM

8'10" x 8'6" [2.69 x 2.6]
With radiator and partly glazed door to outside.

The carpeted staircase rises from the Living Room up to a:

FIRST FLOOR LANDING

With door in to:

BEDROOM ONE

12'2" x 9'11" [3.71 x 3.03]
Laminate flooring, radiator, a range of wardrobes with louvred doors and double glazed window to side elevation with vertical blinds and lovely views over unspoilt farmland.

FAMILY BATHROOM

A suite comprising a corner bath (H&C) with tiled surrounding walls and Triton shower attachment and screen, low flush WC, pedestal hand basin (H&C), fully tiled walls, radiator, opaque double glazed window to side elevation.

BEDROOM TWO

9'11" x 9'11" [3.03 x 3.02]
Laminate flooring, radiator and double glazed window to front elevation with lovely views over unspoilt farmland.

BEDROOM THREE

12'2" x 8'9" [3.71 x 2.67]
Laminate flooring, radiator, ceiling light/fan and double glazed windows to two elevations with lovely views over unspoilt farmland.

OUTSIDE

The property is approached off a quiet country lane through electrically operated double wrought iron gates on to a gravelled forecourt with room for parking and manoeuvring a number of vehicles.

THE GARDENS
There is a lawned front garden with paved patio area making a lovely setting for outside dining/BBQ's etc.

SINGLE GARAGE

COMMERCIAL PROPERTY
The commercial yard is accessed through the forecourt of the house on to a tarmac area in which is a:

CORRUGATED 5 BAY WORKSHOP
Most useful and versatile (1804 sqft) with concrete floor, high level opening doors, currently divided in two, with power and light laid on, with potential for a number of usages.

Behind this is an extensive hard standing area ideal for storage etc. The site extends in all to approximately 0.597 of an acre.

OFFICES

There is a most useful suite of offices comprising a:
Main Office Area - 6.06m x 4.41m
Office Two - 5.25m x 2.95m
Office Three - 2.81m x 2.27m
Staff Area/Kitchenette - 4.41m x 2.94m
Cloakroom with WC - 1.44m x 1.39m

The offices extends, in all, to approximately 669 sqft (62.15sqm).

TENURE

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

PLANNING

All prospective purchasers should make their own enquires however, we understand that the property benefits from planning consent and for use Class B of the Town & Country Use class Order 1987. The property is understood to currently benefit from an operators licence for 14 vehicles.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The house is in council tax band 'B' on the Shropshire Council Register. The commercial yard has a rateable value of £35,750.