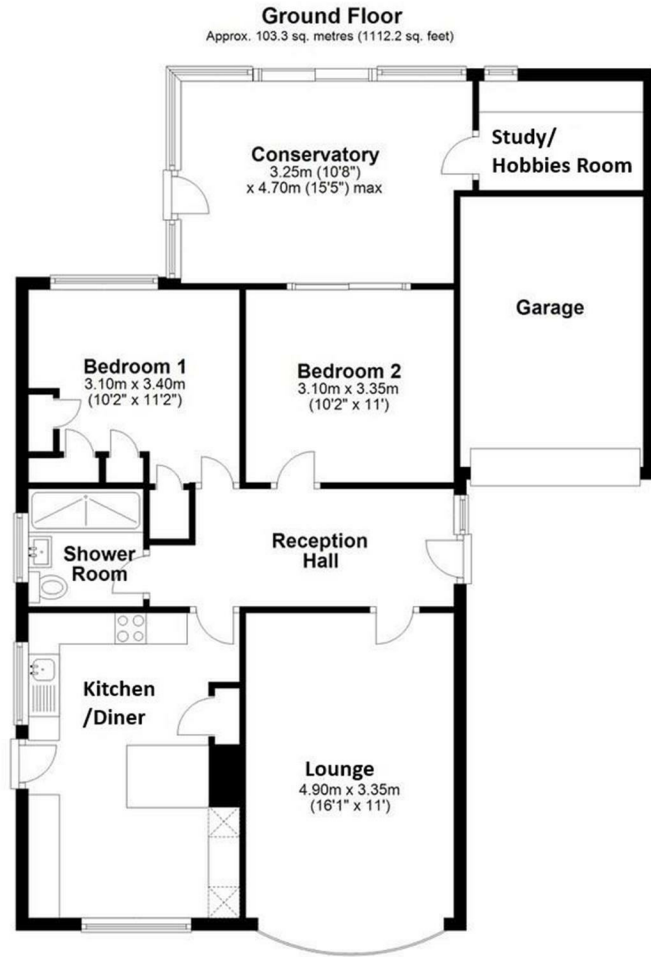


FOR SALE



Meadow View, Upper Astley, Shrewsbury, Shropshire, SY4 4BS



Total area: approx. 103.3 sq. metres (1112.2 sq. feet)



FOR SALE

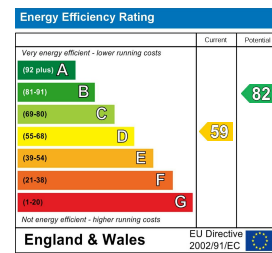
Offers In The Region Of £260,000

Meadow View, Upper Astley, Shrewsbury, Shropshire, SY4 4BS

**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 particularly appealing and well presented detached Bungalow with garage and attractive gardens backing onto farmland offering delightful views, whilst having easy access to Shrewsbury.



01743 236 444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury town centre 5.6 miles, Telford 15.2 miles, Market Drayton 15.3 miles and Whitchurch 16 miles. All mileages are approximate.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Beautifully presented Bungalow
- Versatile accommodation
- Parking and Garage
- Well stocked gardens
- Backing onto farmland
- No Upward Chain

**DESCRIPTION**

Meadow View offers a rare opportunity in a rural hamlet to acquire a traditional, well presented and versatile detached Bungalow with lovely well stocked gardens. The accommodation is particularly neat throughout and benefits from a most attractive kitchen, which includes a good range of storage cupboards, breakfast bar and cooking appliances, together with a dishwasher. The lounge is of a comfortable size, whilst there are two bedrooms served by a modern shower room. Configuration of the living space is flexible. The current lounge could be the master bedroom and Bedroom 2 could become the lounge, whilst the patio door from this room then leads through to a sizeable conservatory, which could also be used as a dining room. Alternatively Bedroom 2 could become a dining room if required. Leading off the conservatory there is a useful study/hobbies room. The accommodation as a whole is light and airy and fitted with double glazed windows and a modern gas central heating system.

The good length driveway provides parking space for a number of cars and leads to a garage. The gardens are fairly equally proportioned to both front and rear, well stocked and neatly presented. There is scope to extend the back of the property (stpp) whilst still enjoying a good sized enclosed back garden.

**ACCOMMODATION**

**RECEPTION HALL**

With access to loft space, with pull down access ladder.

**LOUNGE**

With attractive composite stone contemporary fireplace surround and matching hearth having inset electric coal effect fire. Coved ceiling. Wide bay window to front. Could also be configured to be the main bedroom.

**KITCHEN/DINER**

With tiled floor. Extensively fitted with cream painted faced wood grained contemporary units with chrome handles. Also comprising granite effect work surfaces with tiled splash and built in sink unit. Built in ELECTRIC BOSCH CERAMIC HOB UNIT with FILTER HOOD overhead. ELECTRIC LOW LEVEL NEFF OVEN. A good range of matching base and eye level cupboards including glazed display cabinet with integral lighting. Tall larder unit with door pull basket trays. INTEGRATED AEG DISHWASHER. Space and plumbing for washing machine. Space for tumble dryer. Matching granite effect BREAKFAST BAR with drawer units under and two matching stools. Recess for upright fridge freezer. Built in boiler cupboard containing WORCESTER GAS FIRED COMBI BOILER installed July 2020 and recently serviced. Ceiling downlighters. Large picture window to the front. Side external entrance door.

**BEDROOM 1**

With modern cream wardrobes, custom designed by Hammonds. Window aspect over the rear garden.

**SHOWER ROOM**

With tiled floor. Full width shower cubicle with aqua style mainly panelled walls. Wall mounted electric TRITON shower unit. Part folding glazed splash screen. Wall hung vanity unit. WC. Part tiled walls with electric shaver socket and ladder radiator.

**BEDROOM 2**

(Or reconfigured into a lounge or dining room). With modern double glazed sliding patio door leading into:

**DINING CONSERVATORY**

With tiled floor. Wraparound UPVC/double glazed windows with sliding patio door and additional side French door. Internal door to:

**STUDY/HOBBIES ROOM**

With tiled floor. Fitted worktop with drawer unit under.

**OUTSIDE**

The property is approached over a tarmac driveway with ample space for a number of cars.

**ATTACHED GARAGE**

Brick built with metal up and over entrance door. Power and lighting.

**THE GARDENS**

These are an attractive feature to the property being of a generous size with a good lawn to the front, bounded well by screens of specimen shrubs, conifers and herbaceous plants. Pedestrian access to the rear of the property is gained down the side of the Bungalow. Cold water tap. A pedestrian gate leads into the enclosed rear garden which includes a FLAGGED PATIO AREA with steps leading off to a garden path flanked by lawns. Ornamental low stone walling supports two planted beds with a selection of shrubs. The sides of the lawns have conifer screening and shrubs, which are also planted out across the rear with wonderful views out onto open farmland.

**GENERAL REMARKS**

Vacant possession upon completion.

**FIXTURES AND FITTINGS**

The fitted carpets as laid. Light fittings, curtains and blinds are included in the sale. Only those items described in these particulars are included in the sale.

**SERVICES**

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating system. None of these have been tested.

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**COUNCIL TAX**

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

**VIEWINGS**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)