Hillside Wall-Under-Heywood, Church Stretton, SY6 7DS

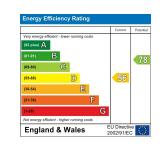




Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/financial advice. We are able to recommend a completely independent financial advisor,

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





01743 236 444

Shrewsbury Sales

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







IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



FOR SALE

Offers In The Region Of £425,000

Hillside Wall-Under-Heywood, Church Stretton, SY6 7DS

An attractively presented and highly appealing detached house, offering versatile accommodation, set with easily maintained gardens and stunning views in this most sought after and popular rural location.







Mileages: Shrewsbury 19 miles, Church Stretton 4 miles, Much Wenlock 9 miles













- Attractively presented well proportioned rooms
- Study/Hobbies room can be used as occasional bedroom
- Driveway parking and garage
- Easily maintained gardens
- Stunning location and views
- 900 mbs fibre broadband available

DIRECTIONS

From the A49 at Church Stretton, take the B4371 towards Much Wenlock. Proceed through Hope Bowdler entering Wall under Heywood. The property will be found after a short distance on the right hand side.

SITUATION

The property is situated within the popular hamlet of Wall under Heywood which stands amidst unspoilt and scenic South Shropshire countryside, much of the region being officially designed as an area of outstanding natural beauty, including Wenlock Edge, The Corvedale and Long Mynd. Church Stretton offers an intriguing range of country town amenities including a rail link. Hillside enjoys good road access to Shrewsbury and Bridgnorth. Good state and private schooling facilities are available together with a wide range of amenities in the county town of Shrewsbury and Telford. The South Shropshire Hills are made accessible by many miles of footpaths and bridleways including across extensive tracks of National Trust owned moorland on the Long Mynd. Walking, golf, riding, cycling, fishing golf and other recreational opportunities are available.

DESCRIPTION

Hillside is a highly desirable detached house which will no doubt have wide market appeal. The ground floor boasts a living room, open plan kitchen diner and boot room. To the first floor there are three generous bedrooms, the principal of which benefits from an ensuite shower room and an adjoining study/hobbies room. The remaining bedrooms are served by the bathroom which has a modern white suite. Outside there is gravelled driveway parking which gives access to the integral garage. The gardens are predominantly laid for ease of maintenance incorporating patio seating area, gravelled section with room for potted plants and areas laid to lawn. The purchasers will be delighted to know the property benefits from stunning rural views.

ACCOMMODATION

Panelled part glazed entrance door leads into:

ENTRANCE PORCH

With panelled glazed door leading through to:

LIVING ROOM

With staircase rising to first floor. Fireplace with slate hearth housing an ESSE log burning stove. Wall mounted DIMPLEX Modern Economy 10 heater. Twin glazed doors through to:

OPEN PLAN KITCHEN DINER

Kitchen Area

With tiled floor and providing an attractive range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl BLANCO sink unit and drainer with mixer tap over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Part tiled walls and tiled splash. Integrated fridge. SMEG range cooker with electric fan oven and grill and 5 ring ceramic hob unit over. NEC extractor hood. Under cupboard lighting. Stunning views over fields towards Whitestone and Hope Bowdler Hill.

Dining Area

With ceiling rose. DIMPLEX Quantum Economy 10 heater. Dado rail. Sliding patio doors leading out to the rear sun terrace and gardens. Lovely

BOOT ROOM

Part glazed door to side porch. Space for fridge freezer. Space for tumble dryer. Door through to Garage.

SIDE PORCH

With panelled part glazed access door.

FIRST FLOOR LANDING

With access to loft space.

BEDROOM '

With built in double wardrobe. DIMPLEX Quantum Economy 10 heater. Window with lovely views over farmland. Doors off and to:



EN-SUITE SHOWER ROOM

Providing a white suite comprising low level WC, pedestal wash hand basin, generous shower cubicle with sliding splash screen, inset aqua boarding and wall mounted electric shower. Part tiled walls and tiled splash. Wall mounted DIMPLEX heater. Built in bathroom storage cupboard. Ceiling downlighters. Heated towel rail.

STUDY/HOBBIES ROOM/OCCASIONAL BEDROOM

With access to loft space. Wall mounted DIMPLEX Quantum Economy 10 heater. Dual aspect windows with stunning views over fields and towards Wenlock Edge.

BEDROOM 2

With built in double wardrobe. Dado rail. Wall mounted DIMPLEX electric heater.

BEDROOM 3

With built in double wardrobe. Wall mounted DIMPLEX electric heater. Window with lovely views.

BATHROOM

Providing an attractive white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under. Panelled bath with electric shower over. Splash screen. Fully tiled walls. Wall mounted heated towel rail. Airing cupboard housing the insulated hot water cylinder with slatted shelving over.

OUTSIDE

The property is approached over a part gravelled driveway with parking for circa two vehicles, whilst also giving vehicular access to the integral

INTEGRAL GARAGE

With metal up and over entrance door. Power and light points. Door leading to Boot Room.



THE GARDENS

To the front there are areas for potted plants, whilst the majority of the gardens are positioned to the side and rear. The gardens are well landscaped for ease of maintenance and provide a flagged patio seating area with timber pergola and climbing plants over. Central section laid to golden gravel with herbaceous borders containing a variety of different shrubs and plants. There is an additional section of lawn and private patio entertaining area. Purchasers will be delighted to note that there are some stunning views over fields with hills in the distance. External cold water tap. External double electric power socket.

GENERAL REMARKS

The property has the benefit of vehicular right of way over a neighbouring driveway to the rear garden, gated access is in place.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale. $\label{eq:control}$

SERVICES

Mains water, electricity and drainage are understood to be connected. Electric central heating. None of these services 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.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com