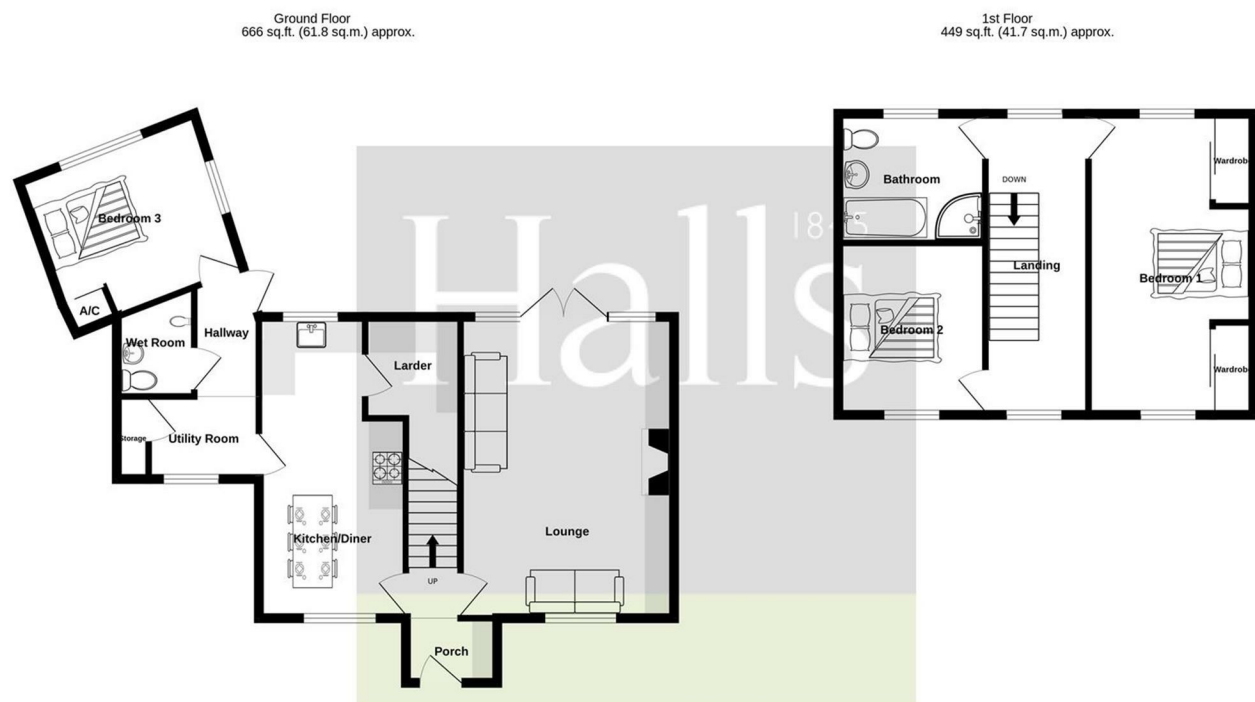


FOR SALE



Greenstones 3a, Rushbury, Church Stretton, SY6 7EB



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 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

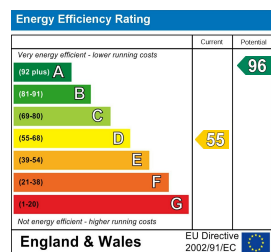
Offers In The Region Of £499,950

Greenstones 3a, Rushbury, Church Stretton, SY6 7EB

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



This immaculately presented and versatile property has some spectacular views and would perfectly suit multi-generational living. The property has been updated throughout and sits on a good-size plot with mature gardens.



01743 236 444

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



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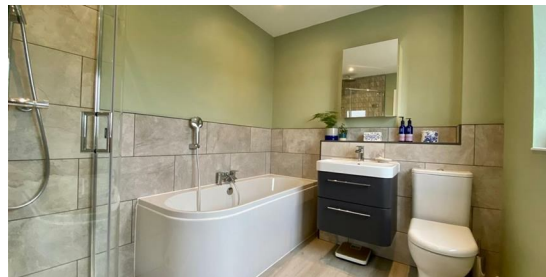
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Immaculately presented
- Stunning Views
- Ground Floor Bedroom/Wet Room
- Recently updated throughout
- Mature gardens
- Sought after location

DESCRIPTION

Greenstones overlooks beautiful countryside and lies in the picturesque village of Rushbury, an Area of Outstanding Natural Beauty. The surrounding countryside known as the Wenlock Edge is an area well known for its natural outstanding beauty. The village features some superb period properties including a Tudor Manor, black and white farm houses, period rectory, ancient castle mound and St. Peter's church. Rushbury lies about 4 miles east of Church Stretton just off the Much Wenlock road and benefits from an award winning primary school and popular modern village hall. Neighbouring villages, such as Wall under Heywood and Cardington provide further social facilities including village hall and their public houses. Greenstones is a detached country house built by local builders around 1987, extended in 2011 and benefitting from a recent full internal upgrade. It is traditionally constructed of brick under a tiled roof and benefits from cavity wall insulation, oil fired central heating with thermostatically controlled radiators and new wooden double-glazed windows. The modern, well presented and flexible accommodation offers good potential having a ground floor wet room and a third bedroom. It comprises porch, hall, living room, kitchen/breakfast room, larder, utility room, good size landing with a study area, 3 double bedrooms and bath/shower room. The Gardens are a special feature of the property and mainly extend to the rear with outstanding views over open fields, distant hills and reaching towards the Caer Caradoc in the Stretton Valley. Although having level and terraced areas they have been designed for easy maintenance with paved patio areas, a decked terraced area, lawns, floral borders and beds, established trees, an outside brick built WC with wash basin (cold tap only), greenhouse, summer house, 3 garden sheds, water on tap and lighting to most parts. There is a paved front forecourt providing private parking with small floral areas and side parking ideal for a small motor home and an enclosed gated area ideal for a trailer.

ACCOMMODATION

With ample power points throughout.

ENTRANCE PORCH

With tiled floor, coving, shoe/hat storage and coat rack.

ENTRANCE HALL

With ceramic tiled floor, and staircase with fitted carpet and handrail.

LIVING ROOM

12'5" x 17'8"

With carpeted floor, front window, brick surround log-burner, log store, TV aerial point, 2 wall lights, radiator and wooden glazed French doors in vestibule window to decking and rear garden. Extensive illuminated shelving and storage cupboards.

KITCHEN/DINING ROOM

12'1" x 17'8"

With tiled floor, matching built-in units with a range of cupboards, quartz worktops, tiled surrounds, integrated Belfast sink unit, illuminated larder, ceiling spot lights, coving, ample power points, radiator, front and rear windows, panel doors to hall and utility.

UTILITY ROOM

With tiled floor, coving, large illuminated storage/cupboard, plumbing for washing machine, wall shelving, coat hooks, dual fuel towel rail and glazed door to garden.

WET ROOM

With ceramic tiled floor, white suite with WC, washbasin with wall mirror, strip light and shaver point above, shower area with Triton independent fittings and shower curtain rail, dual fuel towel rail and extractor.

BEDROOM THREE

11'1" x 9'6"

Fitted carpet, coving, window, airing cupboard containing dual fuel towel rail and shelving, TV aerial point, full length double glazed picture window to garden. Loft storage area with hatch and robust access ladder.

BOARDED LOFT

Above bedroom three and the utility the loft is boarded providing ample storage space of (18.62 metre squared).

LANDING/STUDY AREA

With fitted carpet, coving, windows to front and rear elevations, radiator and loft access with pull down ladder.

BEDROOM ONE

17'8" x 9'6"

With fitted carpet, coving, a full depth room with windows to front and rear elevations offering delightful views, 2 radiators, TV aerial point and 2 double built in wardrobes.

BEDROOM TWO

10'5" x 8'6"

With fitted carpet, coving, radiator and window.

BATHROOM

With laminate floor, tiled surrounds, white suite with panelled bath, washbasin with vanity cupboards below and WC. Shower cubicle with Mira rainfall and hand shower fittings, dual fuel towel rail and window to rear elevations.

SHED ONE

6.05 Metre Squared.

SHED TWO

4.14 Metre Squared

SHED THREE

3.91 Metre Squared.

SERVICES

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

FITTINGS AND FIXTURES

Only those items described in these particulars are included in the sale.

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.

TENURE

Freehold. Purchasers must confirm via their solicitor.

VIEWINGS

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