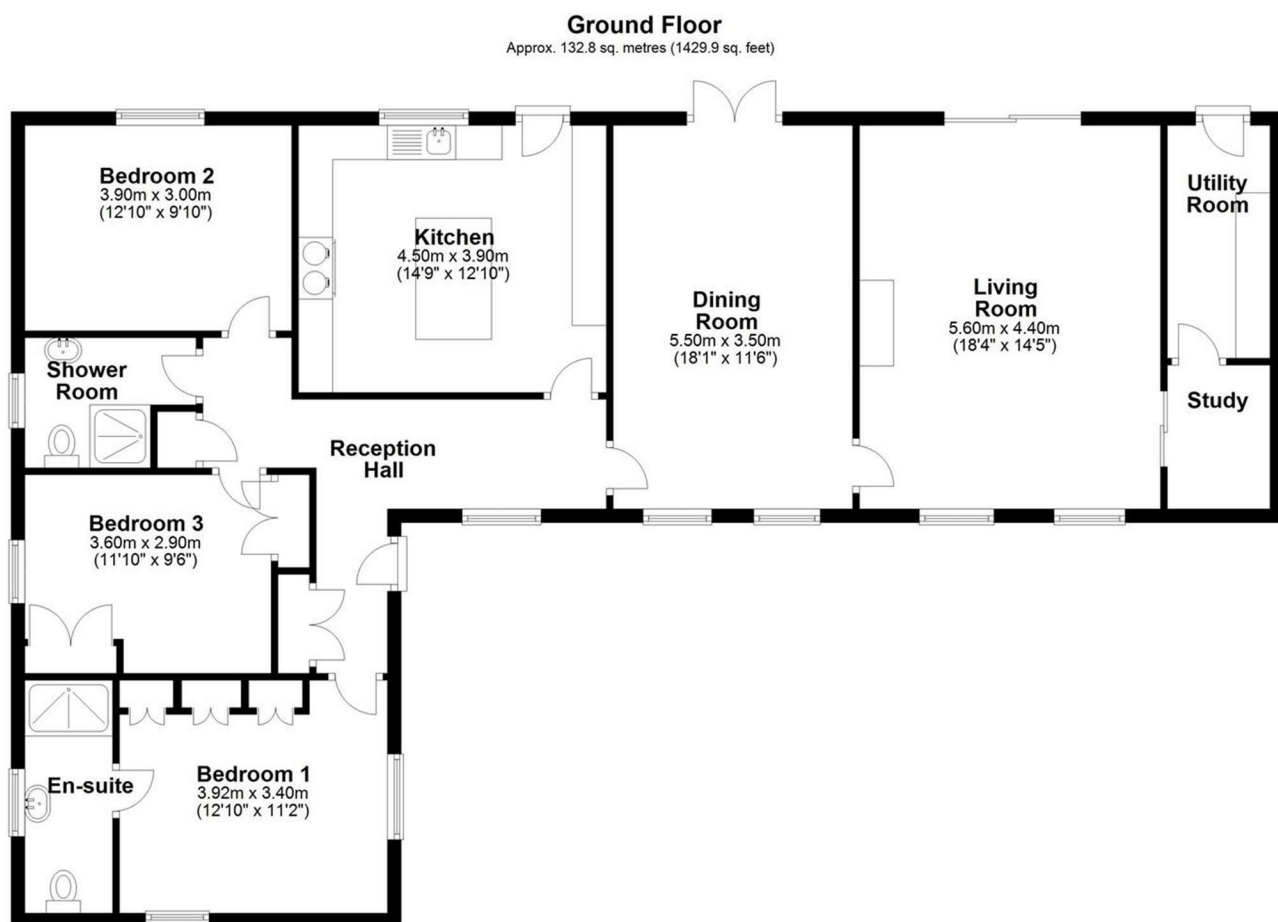


FOR SALE



Ashleigh Church Road, Lee Brockhurst, Shrewsbury, SY4 5QQ



Total area: approx. 132.8 sq. metres (1429.9 sq. feet)  
**Ashleigh**

FOR SALE

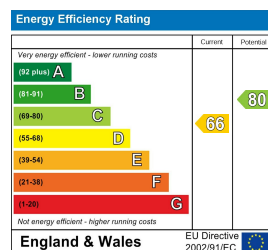
Offers In The Region Of £450,000

Ashleigh Church Road, Lee Brockhurst, Shrewsbury, SY4 5QQ

**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



An attractive and substantial detached bungalow, with rear gardens and lovely countryside views.



01743 236 444

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



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MILEAGES: Wem 3.0 miles, Shrewsbury 11.2 miles, Whitchurch 10.2 miles and Telford 20.8 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Substantial bungalow
- Stunning views to the rear
- Semi rural
- Well proportioned throughout
- Large reception rooms
- Good connection links

#### DIRECTIONS

From Shrewsbury take the A49 north passing through the village of Preston Brockhurst, then after about a mile the road drops down into a dip. Take the next left turning signed Lee Brockhurst. Proceed into the village and up the bank and just past the village hall the property will be seen on the left.

#### SITUATION

The property is most attractively positioned within the village, adjoining open farmland to the side and rear and provides some stunning views out over the countryside beyond. The surrounding countryside is known for its lovely walks and unspoilt nature, whilst the adjacent lane provides a short cut through to Wem, where there are good range of amenities including shops, schools (Thomas Adams) and a useful rail service, serving Shrewsbury, Crewe and Manchester. To the south, Shrewsbury offers a comprehensive shopping centre, social and leisure facilities. Commuters are well placed for access to a number of commercial centres including Telford, Wolverhampton, The Potteries and Crewe. Golfing enthusiasts will be pleased to note that Hawkstone Park Golf Club is a short distance away.

#### DESCRIPTION

Ashleigh is a substantial 3 bedroom bungalow that has been extended and beautifully finished throughout. The accommodation and position are what make it a very special property with wonderfully proportioned rooms and stunning countryside views from all the main rooms and the garden. The property briefly comprises: an entrance hall with cloaks cupboard, kitchen/breakfast room with granite worktops, electric rangemaster cooker, built in fridge and freezer, wine fridge, sitting room with contemporary log burner and sliding doors to the garden, large dining room with French doors to the garden, the principal bedroom suite with built in wardrobes and an en-suite shower room, 2 further double bedrooms and a family shower room. There is also a study with sliding door and a utility room with door to rear garden. There is a gravel driveway offering plenty of private parking, a wood store, garden shed, path wraps around the property. Garden mostly laid to lawn with lovely views.

#### ACCOMMODATION

##### ENTRANCE HALL

Part tiled floor. Built in cloaks cupboard with double doors. Airing cupboard.

##### LOUNGE

Log burner. Feature slate wall. Sliding doors to rear garden and window to front.

##### BREAKFAST KITCHEN

Refitted modern kitchen with range of matching eye and base level units. Granite worktops with matching upstands. Integrated appliances including dishwasher, washing machine, fridge freezer and wine cooler. Central island and breakfast bar. Tiled floor. Window and door to rear garden.

#### BEDROOM ONE

Fitted range of wardrobes. Wood effect flooring. Window to the front and side.

#### EN-SUITE SHOWER ROOM

With modern white fitted suite comprising double width shower cubicle. Low flush WC. Wash hand basin. Tiled walls and floor and to window.

#### BEDROOM TWO

Window to the rear.

#### SHOWER ROOM

Refitted with modern white suite with double width shower cubicle. Low flush WC. Wash hand basin. Tiled walls and flooring. Wall mounted heated towel rail. Window to side.

#### BEDROOM THREE

Window to side and fitted wardrobes.

#### OUTSIDE

The front of the property is approached over a large gravelled driveway providing ample parking and access to the formal reception area. Opposite the front of the bungalow is National Trust land and plenty of walks.

#### THE GARDENS

Good sized garden with stunning outlook over adjoining countryside. The garden is mainly laid to lawn with a paved patio area, perfect for Al Fresco dining and enclosed on all sides by wooden fencing.

#### GENERAL REMARKS

##### FIXTURES AND FITTINGS

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

##### SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank. Oil fired central heating. None of these services have been tested.

##### 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).

##### TENURE

Freehold. Purchasers must confirm via their solicitor.

##### VIEWINGS

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