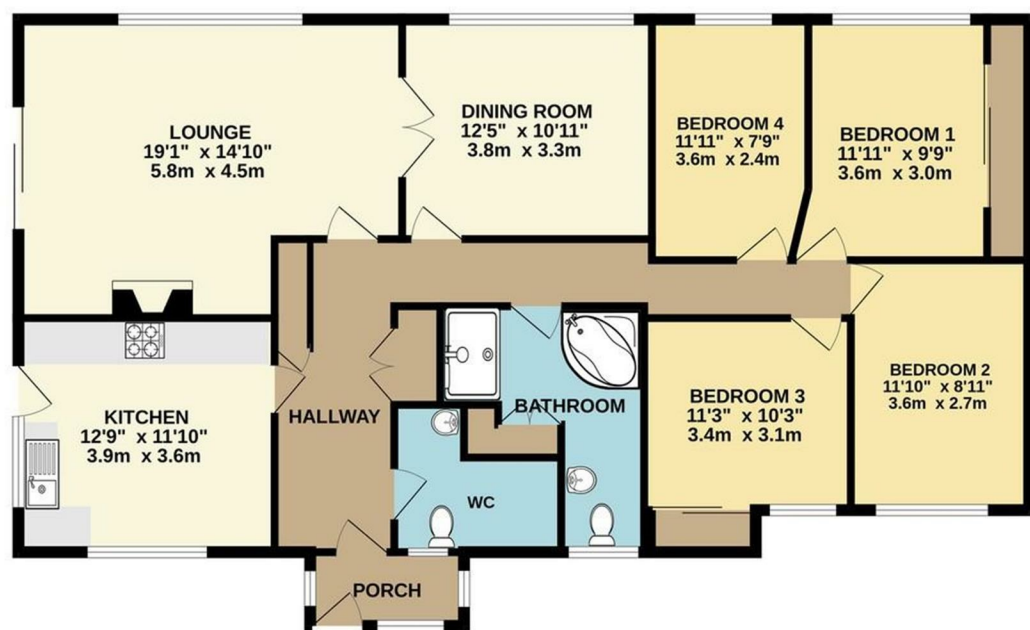


FOR SALE



Walford Heath Nurseries Walford Heath, Nr Baschurch, Shrewsbury, SY4 2HT

GROUND FLOOR  
1318 sq.ft. (122.4 sq.m.) approx.



TOTAL FLOOR AREA: 1318 sq.ft. (122.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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

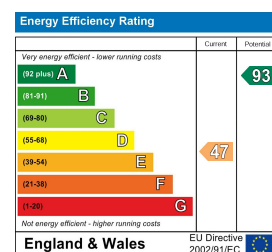
Offers In The Region Of £450,000

Walford Heath Nurseries Walford Heath, Nr Baschurch, Shrewsbury, SY4 2HT

**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 most desirable detached bungalow offering particularly spacious accommodation, set in stunning large gardens in this most convenient locality. Set in all approximately 0.53 acres.



01743 236 444

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



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MILEAGES: Shrewsbury 6.3 miles, Baschurch 2.4 miles. All mileages are approximate.



2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Popular location
- Well proportioned rooms
- Versatile layout
- Large parking area
- Generous gardens
- In all approx. 0.53 acres

**DESCRIPTION**

Walford Heath Nurseries is a highly desirable detached bungalow, which will no doubt provide wide market appeal. The accommodation is attractively proportioned and versatile. There is a spacious living room with log burning stove and twin glazed doors leading through to a dining room with picture window overlooking the large delightful gardens. In addition there is a breakfast kitchen, four bedrooms, bathroom and a guest WC. Outside there is a generous amount of driveway parking together with a detached garage. The gardens are a most attractive feature. Located to the rear there are especially large flowing lawns which offer excellent potential for all garden enthusiasts to introduce their own ideas and tastes. Located to the side are purposed raised shrubbery beds and borders, together with a vegetable growing area and greenhouse.

**ACCOMMODATION**

Panelled part glazed entrance door leads into:

**ENTRANCE PORCH**

With tiled floor and part glazed door to:

**ENTRANCE HALL**

With tiled floor. Space and plumbing for washing machine. Space for fridge. Space for freezer. Built in double storage cupboard with fitted shelving. Built in single storage cupboard.

**INNER HALL**

With access to loft space. Doors off and to:

**LIVING ROOM**

With fireplace. With marble hearth housing multi fuel burning stove with oak mantle. Large picture window with lovely outlook over large gardens. Sliding patio door to rear garden. Twin glazed doors through to:

**DINING ROOM**

With lovely aspect over gardens.

**BREAKFAST KITCHEN**

With tiled floor and providing a range of eye and base level units comprising cupboards and drawers with generous work surface area over. Sink unit and drainer with mixer tap. Space and connection for electric cooker. Space for fridge freezer. MISTRAL oil fired central heating boiler.

**GUEST WC / CLOAKROOM**

With tiled floor. Low level WC and wall mounted wash hand basin with tiled splash.

**BEDROOM 1**

With an extensive range of built in wardrobes with sliding doors. Lovely aspect over garden.

**BEDROOM 2**

With built in double wardrobe.

**BEDROOM 3**

With built in double wardrobe.

**BEDROOM 4**

With attractive aspect over gardens with fields beyond.

**BATHROOM**

With tiled floor. Providing a suite comprising low level WC, bidet, wash hand basin set in vanity unit with storage cupboards under. Corner panelled bath with tiled splash. Large walk in shower with sliding splash screen, inset tiles and wall mounted electric shower unit. Built in airing cupboard housing insulated hot water cylinder with slatted shelving over. Built in bathroom cupboard.

**OUTSIDE**

The property is approached over a gated entrance which leads into a generous tarmac driveway providing parking for numerous vehicles, whilst giving vehicular access to the detached metal sheeted garage and pedestrian access to the front and side of the bungalow.

**GARAGE**

With up and over entrance door.

**THE GARDENS**

The Bungalow is set in stunning large gardens comprising mostly flowing wraparound lawns, which are positioned to both sides and the rear. The gardens offer a number of attractively stocked floral borders containing different shrubs and plants and a variety of specimen trees. To one side of the Bungalow is a large greenhouse. External cold water tap.

**GENERAL REMARKS**

**FIXTURES AND FITTINGS**

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

**SERVICES**

Mains water, electricity, and drainage are understood to be connected. Oil fired 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 C. 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)