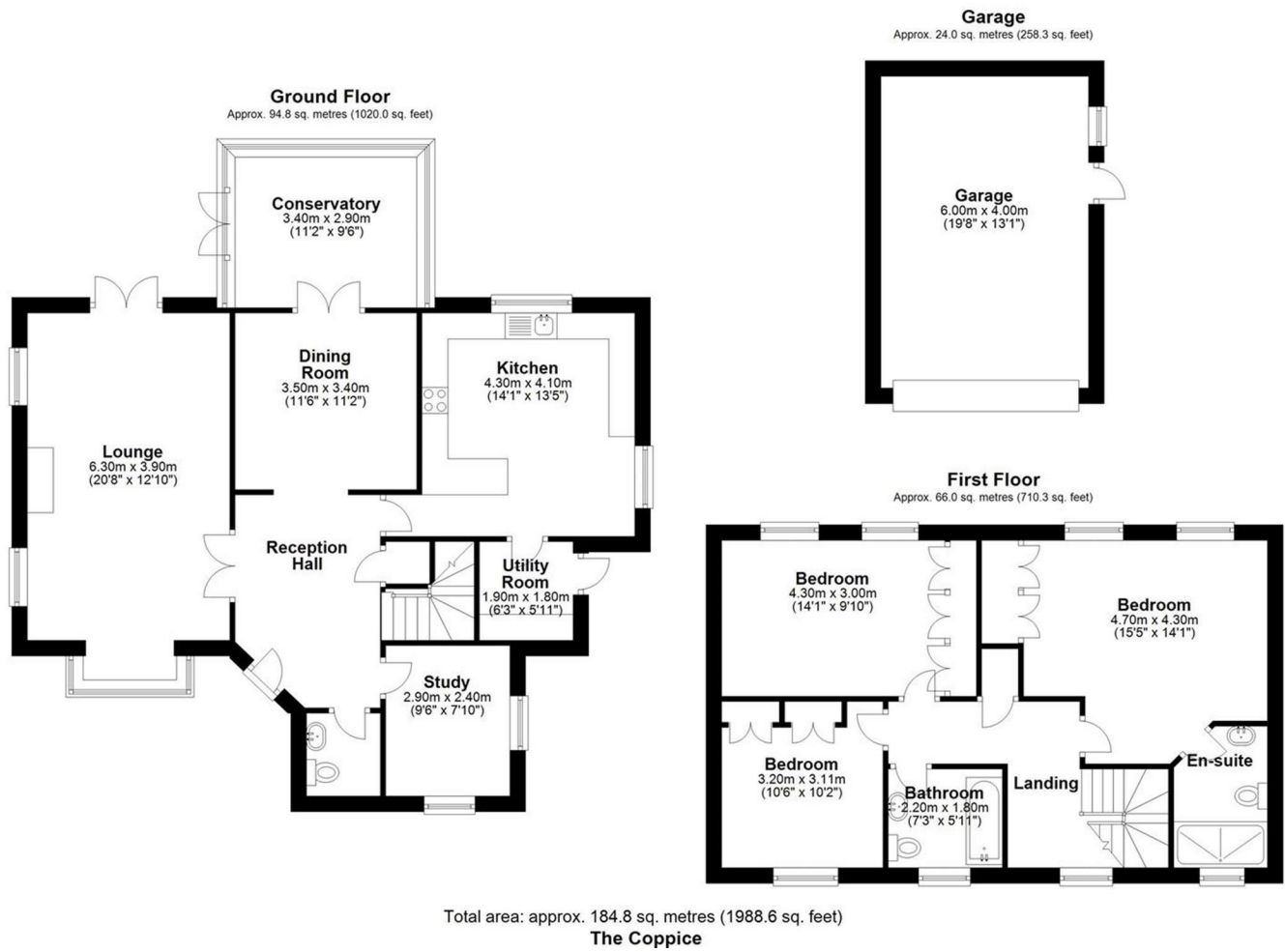


FOR SALE

The Coppice Pulverbatch, Shrewsbury, SY5 8DS



FOR SALE

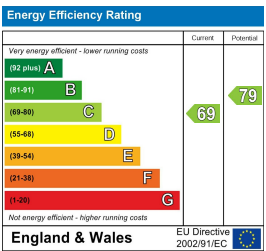
Offers in the region of £465,000

The Coppice Pulverbatch, Shrewsbury, SY5 8DS

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 lovely modern family home providing flowing, spacious and versatile accommodation, set with a double garage and attractive gardens in this highly sought after rural village.




01743 236444


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




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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Kitchen/breakfast room
- Large sitting room
- Downstairs study
- Lovely manageable rear gardens
- Some beautiful views
- Popular village location

DIRECTIONS
From Shrewsbury proceed south west through the villages of Hookagate and Annscroft and on reaching Pulverbatch proceed to the bend by the White Horse pub and turn right. After a short distance the road bends to the right, proceed right, and property can be found on the left hand side.

SITUATION
The property is situated in the most charming location within the sought after village of Pulverbatch which includes a pub. The property itself provides an attractive front aspect and is within a short walk of the local village pub. Slightly further afield is the thriving village of Pontesbury which includes a range of amenities including schools, shops and a medical practice; whilst the route back to Shrewsbury passes through the village of Longden which has a primary school and shop. The county town of Shrewsbury offers an excellent range of amenities including comprehensive shopping centre, social and leisure facilities together with a rail service. There is a bus service to Shrewsbury which stops outside the pub. The surrounding countryside to the village is a noted scenic area with many opportunities for walkers.

DESCRIPTION
The Coppice is a most impressive and individual detached modern family home providing spacious and versatile accommodation. The ground floor offers a large reception hall which leads off to the sitting room, dining room and the kitchen which has a useful utility room off. Also to the ground floor is a study and a guest WC. To the first floor is a galleried landing which leads to the three bedrooms, the principle of which has an en-suite shower room, whilst the remaining two are served by the family bathroom. The property has new windows and doors throughout. Outside, there is an gravelled driveway with space for numerous vehicles, whilst also giving access to the detached large garage.

ACCOMMODATION
Panelled part glazed entrance door leads into:

RECEPTION HALL
With staircase to first floor, built in understairs storage cupboard.

GUEST WC
With low level WC, wall mounted wash hand basin with tiled splash.

SITTING ROOM
A light and airy room with dual aspect window to the front and French doors to the rear patio. Feature fireplace.

DINING ROOM/HALL
Located off the reception hall and leading to the conservatory.

BREAKFAST/KITCHEN
A well portioned room with space for a dining table. Providing eye and base level storage cupboards and drawers with tiled work surface over and incorporating space for dishwasher and cooker.

UTILITY ROOM
Further storage.

STUDY
Windows with views to the front of the property.

CONSERVATORY
Lovely space with doors leading to the rear patio and raised gardens beyond.

FIRST FLOOR LANDING
With built in airing cupboard housing insulated hot water cylinder and a picture window offering some stunning views.

BEDROOM ONE
Built in wardrobes and en suite shower room.

BEDROOM TWO
Built in double wardrobe two window over looking the rear gardens.

BEDROOM THREE
Built in double wardrobes. Window with delightful views.

BATHROOM
Providing a white suite.

OUTSIDE
The property is approached over a gravelled driveway providing parking for numerous vehicles whilst giving vehicular access to the double garage and pedestrian access to the front and side of the property.

DETACHED GARAGE

GARDENS
To the front, the property offers well maintained lawned area. To the rear there is a patio seating area. Steps then rise to a further lawned area with delightfully maintained herbaceous beds and borders, a variety of specimen trees.

GENERAL REMARKS
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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

TENURE
Freehold although purchasers must make their own enquiries via their solicitor.

SERVICES
Mains water, electricity and gas are understood to be connected. Drainage is to a septic tank. Gas fired central heating. The property has access to fibre broadband. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'F' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.