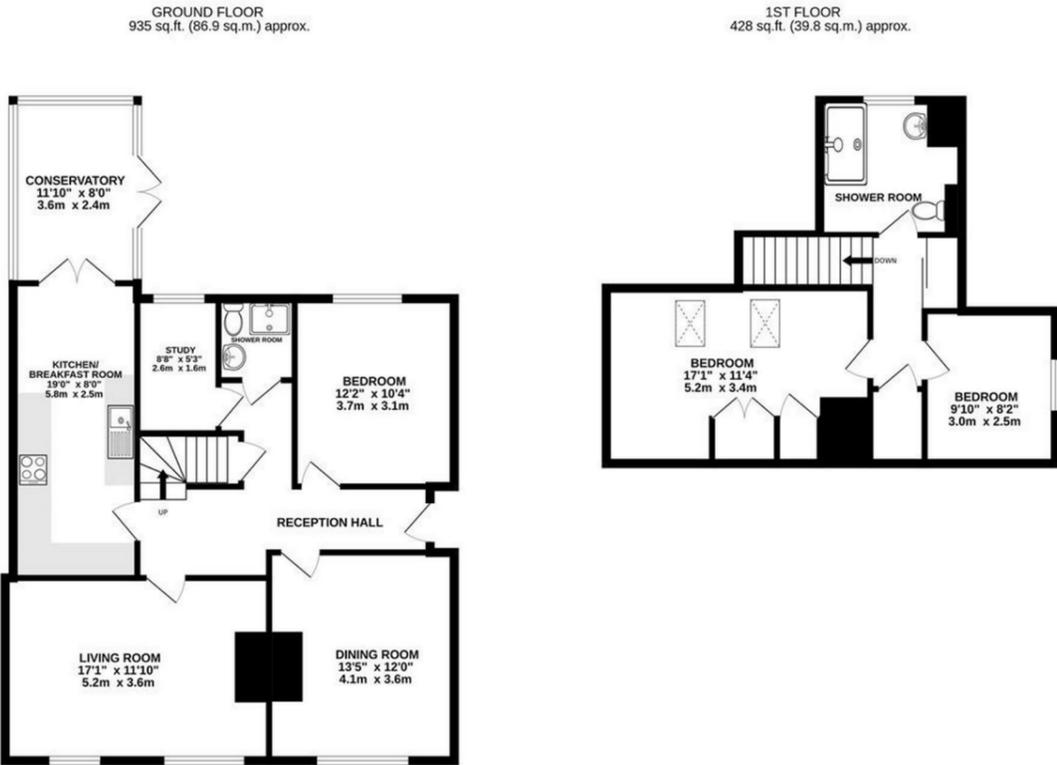


FOR SALE



The Hollies Uffington, Shrewsbury, SY4 4SN



TOTAL FLOOR AREA: 1363 sq.ft. (126.7 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

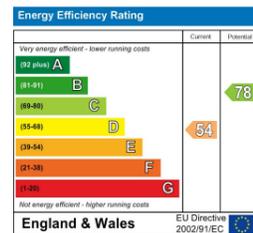
Offers In The Region Of £395,000

The Hollies Uffington, Shrewsbury, SY4 4SN

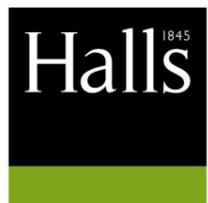
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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 3 bedroom property that offers flexible and versatile accommodation, set over two floors, situated in an incredibly popular village location.



01743 236 444

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



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3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Well portioned sitting room and dining room.
- Kitchen/breakfast leading through to conservatory
- Principal bedroom on the first floor, second bedroom & shower room on ground floor
- Beautiful mature rear gardens
- Off street private parking

DIRECTIONS

From Shrewsbury town centre proceed north along the Ditherington Road to the Heathgates roundabout, then take the second exit onto Sundorne Road and follow this to the end. On reaching the roundabout, on the junction of the A49 proceed straight across heading for Roden/High Ercall. After about 150 metres take the first right turning for Uffington.

SITUATION

The property occupies an enviable position in the heart of this popular village on the edge of Shrewsbury, perfect for commuters being ideally placed or ease of access to the A5/M54 motorway network. Uffington is a pretty village with lovely countryside walks to nearby, Haughmond Hill and tow path walks along the old canal which lead through to Sundorne and the town centre. The village itself has an active Village Hall and Church along with the Corbet Arms restaurant and public house. Uffington is situated approximately 3.5 miles east of the Shrewsbury town centre has an abundance of local amenities, including shops, restaurants and several private and state schools.

DESCRIPTION

Situated in the heart of this sought-after village the property is ideal for access to the bypass and town centre. It also includes gas central heating and double glazing.

The house is entered at the side into a spacious reception hall running through the middle of the property. The well portioned dining room with fireplace is to the front with Bedroom 2, that over looks the rear garden, opposite. The Living Room is beyond the Dining Room and is a wonderfully well portioned light room. The Kitchen/Breakfast Room is to the rear and has French doors leading into the Conservatory which has a fantastic view of the rear garden. There is an incredibly useful Study and Shower room that completes the ground floor accommodation.

The first floor has great character with lots of exposed beams and sky lights which provide natural light, bedroom one is very generous and has built in wardrobes, there is bedroom 3 and a large shower room.

The drive is to the side of the house, there is the potential to extend this into the garden and have a garage.

The rear garden is a real feature of the property, with beautifully maintained lawn area, raised patio and lovely mature beds.

ACCOMMODATION

RECEPTION HALL

LIVING ROOM

With feature fireplace and two large windows giving plenty of natural light.

DINING ROOM

With fireplace.

KITCHEN / BREAKFAST ROOM

With a range of wall and floor units, space for an American style fridge/freezer and dining table, leading through the Conservatory that then in turn has access to the rear gardens.

STUDY

Shelving and a window over looking the garden.

GROUND FLOOR BEDROOM

Good size over looking the rear garden.

SHOWER ROOM

BEDROOM ONE

Velux windows and built in wardrobes and dressing area.

SHOWER ROOM

Large shower room with walk in shower, sink and WC. Over looks the garden.

BEDROOM THREE

GENERAL REMARKS

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

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.

VIEWINGS

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