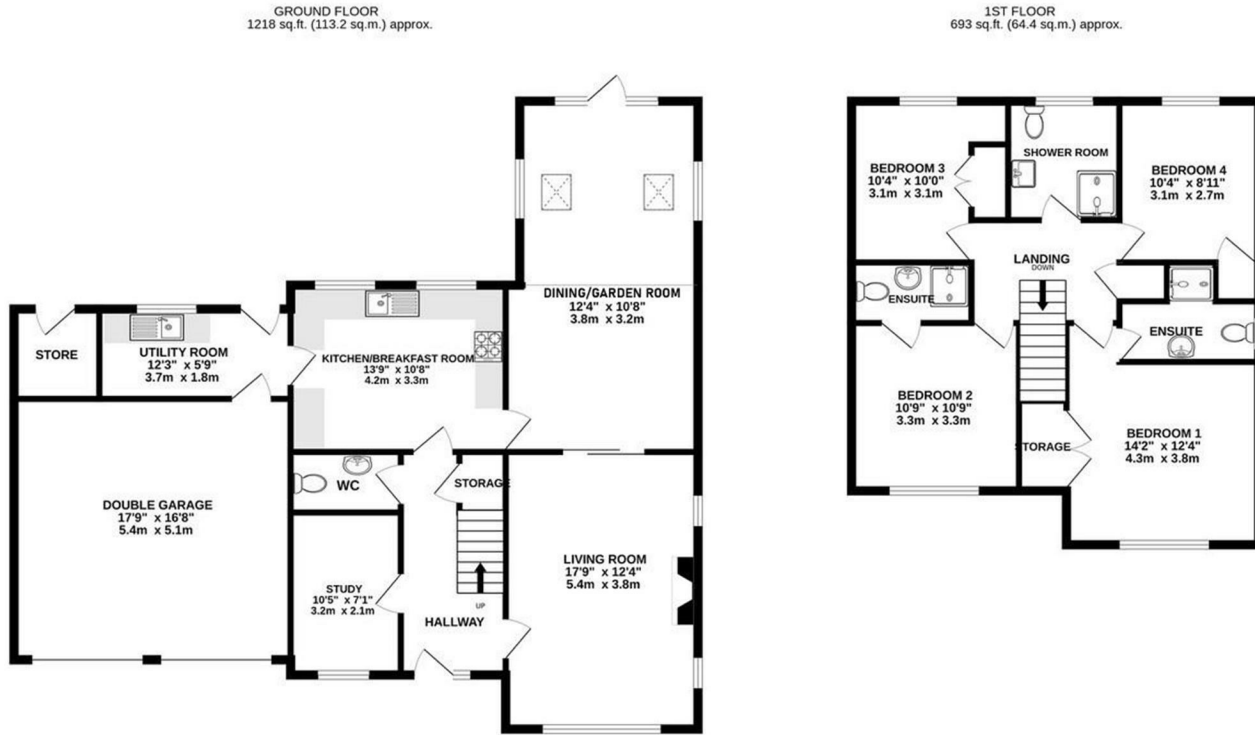


FOR SALE

Ariande The Orchard, Astley, Shrewsbury, SY4 4BP



TOTAL FLOOR AREA: 1911 sq.ft. (177.5 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

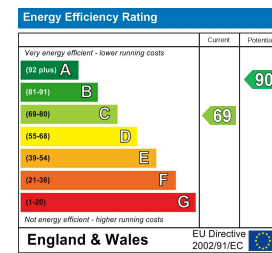
Offers in the region of £450,000

Ariande The Orchard, Astley, Shrewsbury, SY4 4BP

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 highly desirable and deceptively spacious detached family home providing flexible and versatile accommodation, set with double garage and generous gardens in this most popular locality.



01743 236 444

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

MILEAGES: Shrewsbury 6.1 miles and Telford 15.6 miles. All distances are approximate.



3 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Popular location
- Scope for modernisation
- Spacious detached house
- Generous Gardens
- Double Garage
- End of chain

ACCOMMODATION

STORM PORCH

With flagged base. Panelled part glazed entrance door leading into:

ENTRANCE HALL

Staircase to first floor. Built in under stair storage cupboard.

GUEST WC

Low level WC, wall mounted wash hand basin, part tiled walls and tiled splash. Extractor fan.

LIVING ROOM

Feature fireplace with marble hearth and surround, with open grate. Dual aspect windows. Panelled bi-folding doors through to:

DINING / GARDEN ROOM

Part vaulted ceiling. With two Velux roof lights. Glazed timber access door leading out to rear gardens.

BREAKFAST KITCHEN

With tiled floor and providing a matching range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl FRANKE stainless steel sink unit and drainer with mixer tap over. Part tiled walls and tiled splash. Integral STOVES electric oven and grill, with 4 ring STOVES gas hob unit and filter hood. Integrated HOTPOINT dishwasher. Integrated fridge. Glass fronted display cupboard.

UTILITY ROOM

Tiled floor. Eye and base level storage cupboards. Generous work top with stainless steel sink unit and drainer. Part tiled walls. Space for fridge freezer. Access door to double garage. Part glazed panelled door to rear garden.

STUDY

FIRST FLOOR LANDING

With access to loft space. Built in airing cupboard housing the insulated hot water cylinder with slatted shelving over.

BEDROOM 1

Built in double wardrobe.

EN-SUITE SHOWER ROOM

With low level WC, pedestal wash hand basin and shower cubicle with wall mounted electric shower over and inset tiling. Extractor fan.

BEDROOM 2

With pleasant aspect to front and door to:

EN-SUITE SHOWER ROOM

Low level WC, pedestal wash hand basin and shower cubicle with wall mounted electric shower, inset tiling and splash screen. Part tiled walls. Extractor fan.

BEDROOM 3

With built in storage cupboard.

BEDROOM 4

With built in wardrobe. Pleasant aspect over rear garden.

BATHROOM

With tile effect flooring. White suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under and mixer tap over. Generous shower cubicle with drench head and additional feeder shower attachment. Inset tiles. Splash screen. Extractor fan.

OUTSIDE

The property is approached through twin timber entrance gates onto a generous tarmac driveway which provides ample parking, whilst also giving vehicular access to the double garage and pedestrian access to the front and side of the property.

DOUBLE GARAGE

With twin up and over entrance doors. Power and light points. Wall mounted gas fired Worcester central heating boiler. Access to loft storage.

THE GARDENS

To the front the gardens are established providing neatly manicured lawns with well stocked shrubbery beds and borders and a variety of different specimen trees. The front garden is bordered by a beautiful sandstone wall. External power socket. The rear gardens comprise flagged sections with well designed shrubbery beds and borders and a central section of lawn. Adjacent to the Garden Room is a low maintenance gravelled area with room for potted plants, further borders and a private seating area. Timber and felt storage shed. External cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. 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 F. 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@halls.gb.com

DIRECTIONS

From Shrewsbury town centre proceed out of town along the Whitchurch Road to the Battlefield roundabout. Take the third exit heading north on the A53 Market Drayton road. Continue along taking the first left hand turn signposted Astley. As you proceed into the village the property will be identified behind a dwarf sandstone wall on the right hand side, clearly identified by a Halls For Sale Board.

SITUATION

The property occupies a most appealing and convenient location with the local area providing some lovely walks with Grinshill and Clive of particular interest. The nearby village of Hadnall offers a selection of amenities including a primary school, shop/post office and village pub. The property is conveniently placed for access to a number of supermarkets and retail parks on the fringe of Shrewsbury, whilst the town centre affords an excellent range of amenities and a rail service. Commuters will find ready access to the A49 which links to the A5 and M54 motorway through to Telford. A number of major road links give access to the Potteries and Cheshire.

DESCRIPTION

Ariande is a highly desirable and particularly spacious detached house which would benefit from some modernisation to areas. The ground floor provides a living room, extended dining/garden room, breakfast kitchen, utility, guest WC and study. To the first floor there are four bedrooms, two of which have en-suite shower rooms, whilst the remaining two are served by the bathroom. Outside, there is driveway parking for numerous vehicles together with the double garage. The property sits centrally in its plot offering generous gardens to both the front and rear incorporating flowing lawns, numerous well stocked shrubbery bed and borders together with a number of specimen trees.