

FOR SALE

4 Meadow Terrace, Old Woods, Bomere Heath, Shrewsbury, SY4 3AY

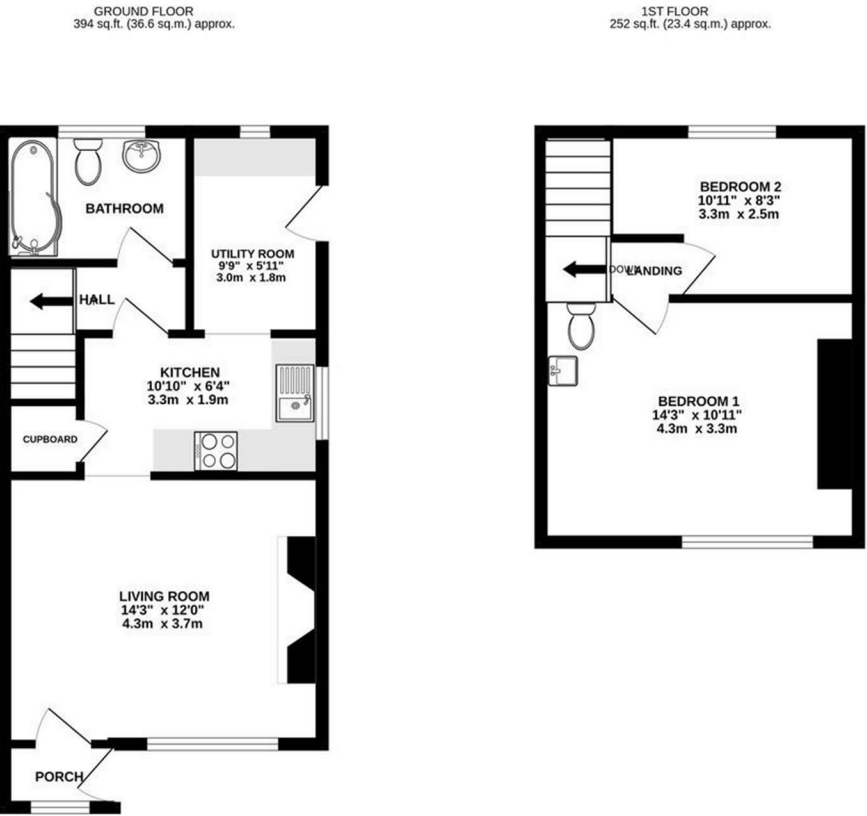


FOR SALE

Offers in the region of £239,500

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A most charming and greatly improved mature cottage with character, set with generous parking area and lovely gardens in this quiet rural locality.

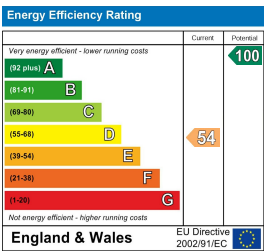


TOTAL FLOOR AREA: 646 sq.ft. (60.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 quality or efficiency can be given.  
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**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



01743 236 444


**Shrewsbury Sales**  
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Mileages: Baschurch 2.9 miles, Shrewsbury 6.7 miles, Oswestry 13.8 miles. All mileages are approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Lovely rural location
- Greatly improved
- Character features
- Large driveway parking area
- Attractive gardens
- NO ONWARD CHAIN

**DIRECTIONS**  
From Shrewsbury, take the B5067 Berwick Road for Baschurch and follow this for just over 4 miles to Walford Heath. At the crossroads, take the right turn signposted Old Woods and proceed along this road for just under 0.5 mile and the property will be found on the right hand side.

**SITUATION**  
The property is attractively positioned in the lovely hamlet of Old Woods, between Baschurch and Shrewsbury. Local amenities can be found at Baschurch, which offers a good selection of facilities including the Corbett School, pub/restaurant, basic shops, tennis club and a vehicle repair garage. Alternatively, Bomere Heath offers a shop, pub, post office and takeaway. To the south lies the county town of Shrewsbury which provides a comprehensive shopping centre, together with a good range of leisure amenities and a rail service.

**DESCRIPTION**  
4 Meadow Terrace is a most charming property that has undergone a number of improvements, introduced by the current owner. The ground floor offers a spacious living room with log burning stove, kitchen which provides a generous amount of fitted units together with integrated appliances. Off the inner hallway, the bathroom offers a modern white suite. To the first floor there are two bedrooms, the larger of which also contains a WC and wash hand basin. Outside, there is a generous gravelled parking area with space for numerous vehicles. The gardens which sit mostly to the rear, offer lawns, gravelled seating areas and a number of wells stocked shrubbery beds and borders.

**ACCOMMODATION**  
Panelled entrance door leads into entrance porch.

**ENTRANCE PORCH**  
With quarry tiled floor and glazed entrance door leading through to:-

**LIVING ROOM**  
With beamed ceiling, attractive fireplace with slate hearth, exposed brickwork and housing a log burning stove.

**KITCHEN**  
With tiled floor and providing a generous range of eye and base level units, comprising cupboards and drawers with work surface area over and incorporating sink unit and drainer with mixer tap over. Wine rack, integral BEKO electric oven and grill with integrated microwave oven over. Four ring BEKO induction hob unit with fitted filter hood. Integrated slimline dishwasher, part tiled walls. Door to inner hall and archway through to an extended area with further eye and base level cupboards and drawers, worktop, space and plumbing for washing machine, WARMFLOW oil fired central heating boiler and panelled part glazed UPVC entrance door to side.

**INNER HALL**  
With tiled floor, staircase rising to first floor and glazed do to:

**BATHROOM**  
Providing a white suite comprising low level WC, pedestal wash hand basin and P shaped panelled bath with mains fed shower over with drench head and additional feeder shower attachment. Majority tiled walls, splash screen, wall mounted heated towel rail.

**FIRST FLOOR LANDING**  
With access to loft space.

**BEDROOM ONE**  
With beamed ceiling, WC wash hand basin set in vanity unit with storage cupboard. Attractive outlook over fields to front.

**BEDROOM TWO**  
With beamed ceiling.

**OUTSIDE**  
The property is approached over a generous gravelled driveway providing parking spaces for numerous vehicles and also offering space for those with a motorhome/caravan.

**THE GARDENS**  
To the front, the gardens provide abundantly stocked shrubbery borders. The majority of the gardens are located to the rear and these offer flowing lawns, gravelled seating areas and a number of herbaceous shrubbery plants and trees. Timber and felt storage shed. Vegetable growing area. Cold water tap. External double power socket. Prospective purchases may be delighted to note that the rear gardens benefit from a southerly facing aspect.

**AGENTS NOTE**  
The property is subject to a right of way at the rear, for neighbouring properties in relation to refuse disposal.

**GENERAL REMARKS**  
**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.  
**SERVICES**  
Oil fired central heating,. Mains water, electricity 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 B. 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**  
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