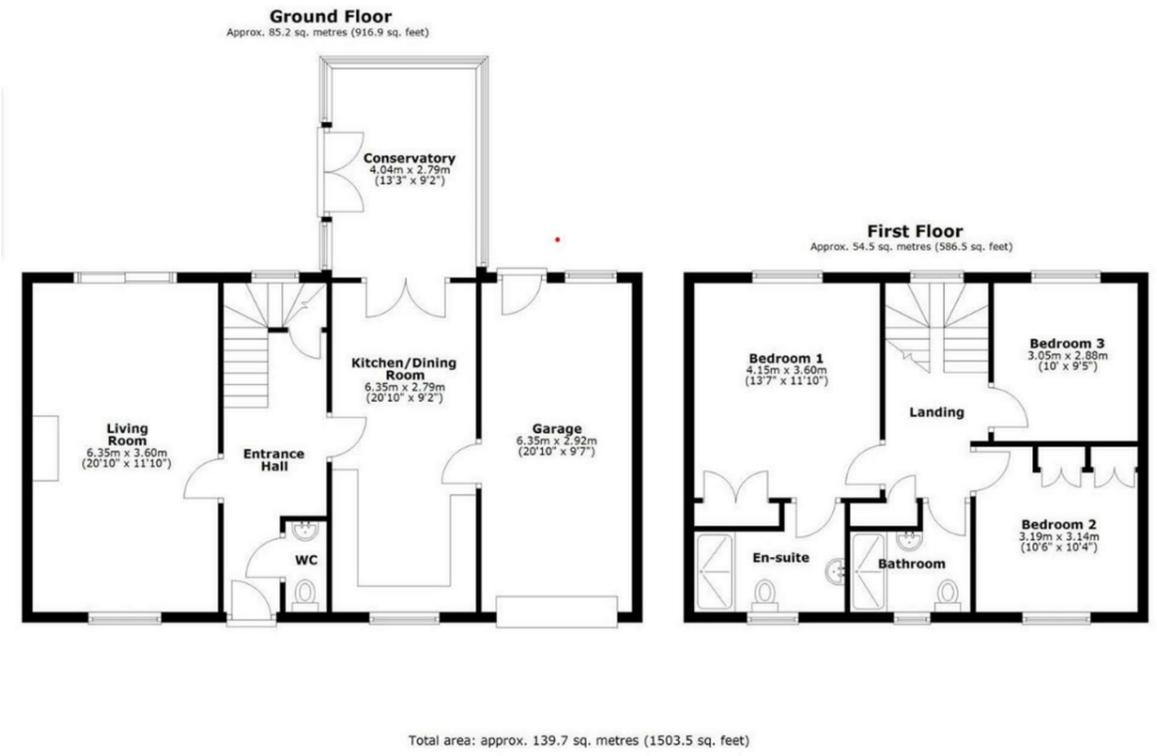


FOR SALE



Mountain Ash Old School Lane, Halfway House, Shrewsbury, SY5 9EA



FOR SALE

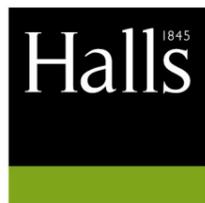
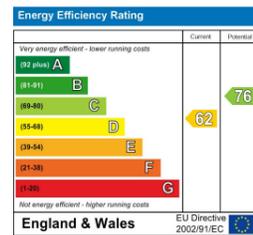
Offers in the region of £350,000

Mountain Ash Old School Lane, Halfway House, Shrewsbury, SY5 9EA

A beautifully presented modern family home, with superb living and entertaining accommodation and lovely private gardens .

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



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Convenient location
- Open plan kitchen/dining room
- Impressive living room
- Well proportioned rooms
- Driveway and garage parking
- Private gardens

#### DESCRIPTION

An updated and improved modern detached family home offering well-proportioned and well laid out accommodation throughout. The property has a superb open plan kitchen/dining area with doors leading to the conservatory. The main living room is a wonderful entertaining space. Mountain Ash also benefits from a landscaped private rear garden. Planning permission has been granted for a loft conversion to create a large double bedroom with dressing area and en-suite.

#### ACCOMMODATION

##### ENTRANCE HALL

Good sized entrance hall with cloakroom, under stairs storage and turning staircase to spacious landing.

##### KITCHEN/DINING ROOM

Lovely open plan kitchen/dining room, complete with integrated appliances and granite work surfaces.

##### CONSERVATORY

Extended conservatory which also has glazed doors onto the garden.

##### LIVING ROOM

Front to back living room with feature fireplace and glazed double doors onto the rear garden.

##### BEDROOM ONE

With built in wardrobes and an en-suite shower room.

##### BEDROOM TWO

##### BEDROOM THREE

##### FAMILY SHOWER ROOM

##### INTEGRAL GARAGE

##### OUTSIDE

To the front, the garden is mostly laid to lawn. There is also a private driveway with access to the garage. To the rear there are landscaped gardens, with lawned areas, a space for a trampoline and a patio area for alfresco entertaining.

##### 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 and drainage are connected with oil fired central heating. None of these services have been tested.

#### COUNCIL TAX

The property is currently showing as Council Tax Band D. 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).

#### VIEWING

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.  
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