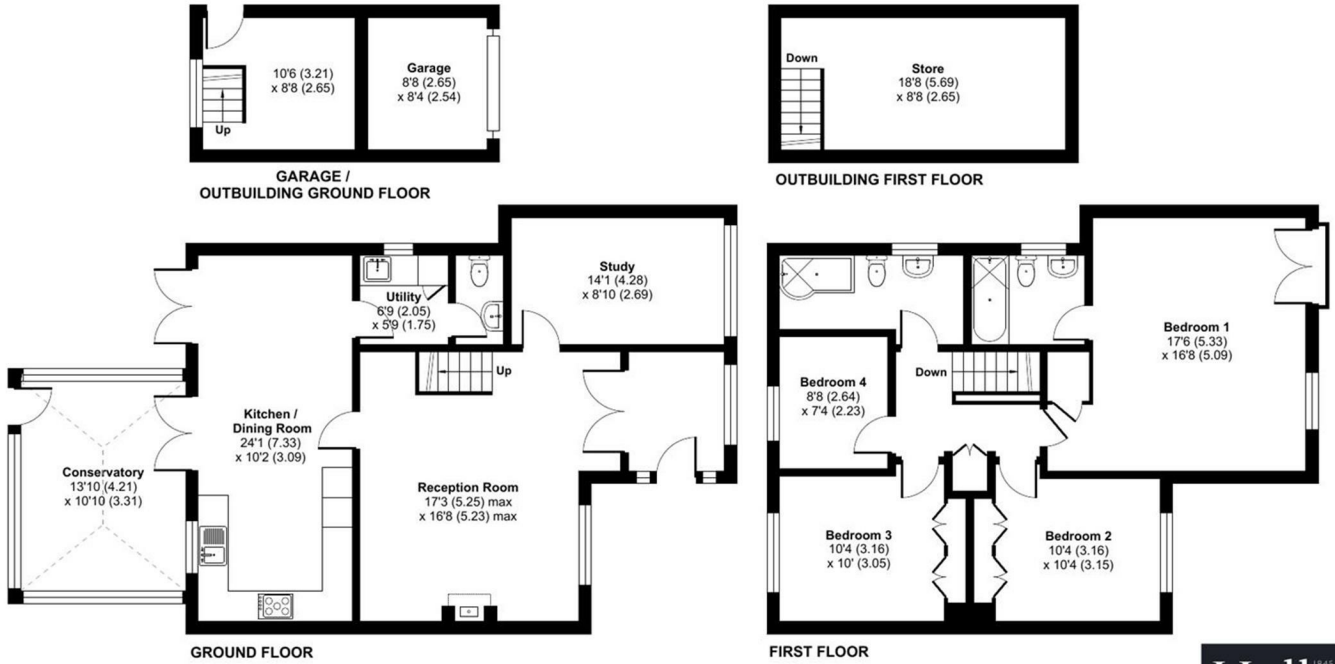


FOR SALE

35 Wilcot Avenue, Nesscliffe, Shrewsbury, SY4 1BE



Approximate Area = 1707 sq ft / 158.5 sq m  
Garage = 68 sq ft / 6.3 sq m  
Outbuilding = 250 sq ft / 23.2 sq m  
Total = 2025 sq ft / 188 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for Halls. REF: 1261820



FOR SALE

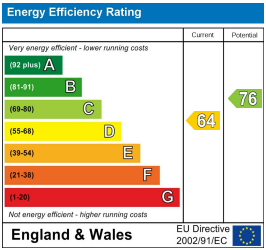
Offers in the region of £369,500

35 Wilcot Avenue, Nesscliffe, Shrewsbury, SY4 1BE

**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 most impressive and deceptively spacious detached house, providing generously proportioned accommodation, set with south facing gardens and an attractive outlook in this desirable rural locality.



01743 236 444


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




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MILEAGES: Shrewsbury 11 miles, Oswestry 9.8 miles, Telford 24.9 miles. All mileages are approximate.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Desirable rural location
- Deceptively spacious
- Versatile layout
- Driveway parking and storage garage
- Lovely outlook
- South facing garden

**DIRECTIONS**  
From Shrewsbury proceed north along the A5 and on arrival at the roundabout, just before the new bypass, take the right turn signposted Nesscliffe. Continue along this road turning left at the crossroads, which is signposted Wilcot, Pentre, Melverley. Continue along this road, over the bypass and then turn first right signposted Wilcot/Kinton. Follow this road for a short distance and turn right for Kinton, again follow the lane and turn first right onto Wilcot Avenue. Proceed right to the end and the property will be identified on the right hand side.

**SITUATION**  
The property is situated on the fringe of a hamlet in a desirable end cul de sac position. The property offers a most pleasing front aspect overlooking farmland and towards Nesscliffe Hill. The nearby village of Nesscliffe offers a primary school, garage/shop and a pub. The property is well placed for easy access to Shrewsbury which offers a comprehensive range of leisure and social amenities, whilst the A5 links south east to the M54 motorway and then on to Telford and north towards Chester.

**DESCRIPTION**  
35 Wilcot Avenue is a most desirable and particularly spacious detached house, The ground floor boasts a spacious living room with log burning stove, feature open plan kitchen diner, family room/study, conservatory, utility room and guest WC. To the first floor, there are four bedrooms, the principle of which is of an especially generous size and has an en-suite bathroom. The remaining three are then served by the family bathroom. It should be noted that the rooms positioned to the front of the property have a delightful outlook over fields and towards Nesscliffe Hill. Outside, there is driveway parking together with a small gravelled section for additional vehicles. The garage has been converted to offer a storage area with useful multi functional room behind. The gardens sit predominantly to the rear and are south facing, offering patio seating areas, lawns and shrubbery beds and borders.

**ACCOMMODATION**  
Pillared storm porch with panelled part glazed entrance door leading into:-

**ENTRANCE PORCH**  
With pleasant outlook over fields and towards Nesscliffe Hill and twin glazed doors through to:-

**LIVING ROOM**  
Staircase to first floor, fireplace with slate hearth and housing an Esse log burning stove. Lovely aspect towards Nesscliffe Hill.

**FAMILY ROOM/PLAYROOM**  
With delightful outlook.

**KITCHEN DINER**  
Providing a range of modern eye and base level units, comprising cupboards and drawers, with generous work surface area over and incorporating a one and a half bowl sink unit and drainer with mixer tap over. Integral Kuppersbusch double oven, Kuppersbusch microwave oven with warming drawer under, Kuppersbusch five ring electric hob with hot plate. Fitted extractor hood. Wine rack, integral Lamona dishwasher, space and plumbing for American style fridge freezer Twin glazed doors to conservatory, twin glazed french doors to rear garden and part glazed doors to:-

**UTILITY**  
Providing eye and base level storage cupboards, fitted worktop with sink unit and mixer tap. Space and plumbing for washing machine.

**GUEST WC**  
With tiled floor, low level WC, wash hand basin, set in vanity unit with storage cupboard under, tiled splash. Extractor fan.

**CONSERVATORY**  
With wrap around timber framed double glazed windows and Polycarbonate roof, radiator, panelled part glazed access door to rear. Pleasant aspect over garden.

**FIRST FLOOR LANDING**  
With access to loft space, built in linen cupboard.

**BEDROOM ONE**  
A superb room with built in storage cupboard. Twin glazed french doors with Juliet style balcony offering a delightful outlook over farmland with Nesscliffe Hill beyond.

**EN-SUITE BATHROOM**  
With slate tiled floor and providing a white suite comprising low level WC, pedestal wash hand basin, deep fill panelled bath with mains fed shower over, splash screen, fully tiled walls, shaving connection point, extractor fan, heated towel rail.

**BEDROOM TWO**  
With extensive range of built in wardrobes with overhead storage cupboards. Lovely outlook.

**BEDROOM THREE**  
With extensive built in wardrobes with overhead storage cupboards. Pleasant aspect over rear garden.

**BEDROOM FOUR**  
Pleasant aspect over rear garden.

**BATHROOM**  
With slate tiled floor and providing a white suite comprising low level WC, pedestal wash hand basin, P shaped panelled bath with mains fed shower over and splash screen, fully tiled walls, ceiling downlighters, heated towel rail, shaving connection point and extractor fan.

**OUTSIDE**  
The property is approached over a tarmacadam driveway which provides parking and gives access to the storage garage. There is a gravelled section to the front, which allows for additional parking if required.

**STORAGE GARAGE**  
With metal up and over entrance door, power and light points.

**OFFICE**  
Positioned behind the garage is a useful room which could be utilised for a number of purposes, and has stairs rising to a loft store room.

**THE GARDENS**  
The majority of the gardens are positioned to the rear and sitting adjacent to the conservatory is a generous flagged sun terraced entertaining area with timber pergola and climbing plants. Adjoining the terrace, are flowing lawns flanked by gravelled and raised borders, containing a number of different shrubs and plants. External cold water tap. The rear gardens benefit from a southerly facing aspect.

**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 understood to be connected. Oil fired central heating boiler. None of these services have been tested.

**COUNCIL TAX**  
The property is currently showing as Council Tax Band E. 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**  
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)