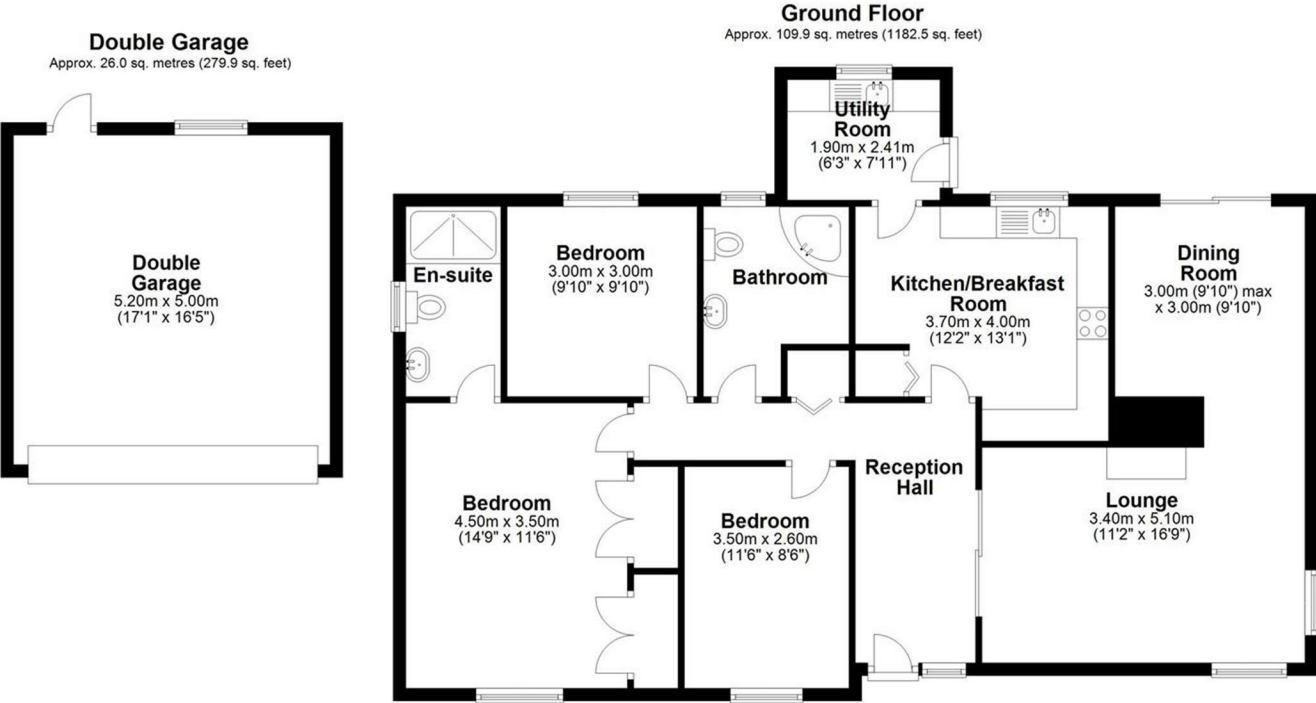


FOR SALE

9 Well Mead Lane, Longden, Shrewsbury, SY5 8EW



9 Wellmead Lane

FOR SALE

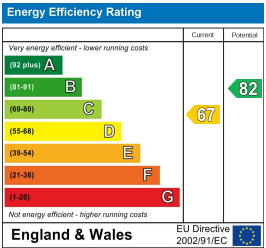
Offers in the region of £425,000

9 Well Mead Lane, Longden, Shrewsbury, SY5 8EW

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



An extremely spacious detached bungalow located on the fringe of a most highly sought after village, convenient for Shrewsbury.



01743 236 444

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



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- 3 bedrooms
- 2 bathrooms
- L shaped living/dining room
- Kitchen/breakfast room
- Expansive mature rear gardens
- Large frontage with private driveway leading to detached double garage

DIRECTIONS

From Shrewsbury, take the Longden road past the Priory School and Nuffield Hospital. Continue through Hookagate and Annscroft and into the village of Longden. Proceed for a short distance and take the first right just after passing the village shop. Continue along, taking the first available left turn into Well Mead Lane. Follow the road round and bear left and the property will be found on the left hand side.

SITUATION

Longden offers amenities including a general store, public house, village hall, private tennis club and Primary School. The nearby county town of Shrewsbury is renowned for its bespoke shops, wide range of restaurants and cafes, along with leisure and recreational facilities.

Schooling in the area is excellent with both the state and private sectors, including the much sought after Longden CE Primary School and Nursery, Prestfelde, Packwood, Priory School, Shrewsbury High School, Shrewsbury School, along with a well reputed nursery in Hook a-gate. Road links in the area are good via the A5 and M54. There is a rail network from Shrewsbury connecting to London.

DESCRIPTION

9 Well Mead Lane is a spacious detached bungalow situated on a popular development in the incredibly sought after village of Longden.

The property offers huge scope for updating and extension (subject to the necessary planning permissions). Positioned on one of the largest plots on the development and in a private spot, this property could make a wonderful home.

The accommodation currently includes a reception hall, an L shaped living/dining room, a good size kitchen/breakfast room, utility room, principle bedroom with en-suite shower room, 2 further good sized bedrooms, family bathroom, detached double garage, large frontage with parking for plenty of vehicles and beautiful expansive rear gardens.

ACCOMMODATION

RECEPTION HALL

A spacious hallway with the kitchen directly ahead and the main reception room to the right. To the left are the bedrooms.

LARGE 'L' SHAPED LIVING/DINING ROOM

Central brick style fireplace with open fire, double glazed window overlooking the driveway and beyond, the dining room has double glazed sliding doors leading to the garden.

KITCHEN/BREAKFAST ROOM

A good size room with tiled flooring, generous breakfast area with ample space for table. Fitted with a range of wall and floor wooden fronted units, laminated work tops with twin drainer sink unit. Integrated electric hob with filter hood above, electric grill and oven, double glazed window over looking the rear gardens and a serving hatch through to the dining area.

UTILITY ROOM

Tiled flooring, fitted with units to match the kitchen, base cupboards, work top within inset sink unit, range of storage cupboards, double glazed side window and double glazed door leading to rear gardens.

BEDROOM ONE

A range of fitted wardrobes to one wall, double glazed window enjoying open front aspect and an en suite shower room.

BEDROOM TWO

Double glazed window overlooks the attractive rear garden.

BEDROOM THREE

Currently used as an office and has a double glazed window to the front.

BATHROOM

Fitted with bath, wash basin, WC, half tiled and has a a double glazed rear window.

OUTSIDE

The property is approached over a wide tarmacadam driveway, providing ample parking and turning space.

THE GARDENS

The property is set in an excellent, spacious plot. The front garden is mainly laid to lawn with a selection of ornamental trees inset. The rear garden is mostly laid to lawn, with a variety of trees and shrubs set to beds and borders, metal frame green house and enclosed by fencing.

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 E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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