

FOR SALE

Meadow House, 8 Wellcroft, Myddle, Shrewsbury, SY4 3RJ



FOR SALE

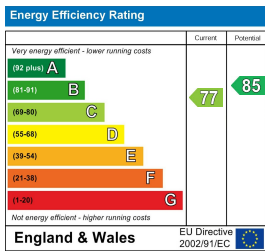
Offers in the region of £525,000

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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



*****NO CHAIN***** An attractive and beautifully presented substantial family home, with landscaped gardens, private parking, garden room/home office and a double garage, situated in a small cul-de-sac in the picturesque village of Myddle.




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3 Reception
Room/s



5 Bedroom/s



3 Bath/Shower
Room/s



- A superb detached family home
- 5 bedrooms and 3 reception rooms
- Home office
- Immaculately presented throughout
- Private driveway parking leading to detached double garage
- Quiet village location

DIRECTIONS
When approaching from Shrewsbury, take the A528 (Ellesmere Road) to Harmer Hill, bearing left by the Bridgewater Arms and continuing on the A528. After approximately 2 miles, turn left into Myddle. Follow the road down into the village, over the mini-roundabout, continuing up past the Church and Wellcroft can be found on the right hand side. Having turned into Wellcroft, the property is second on the right.

SITUATION
The property occupies a pleasant and convenient village cul-de-sac position, approximately 8 miles north of Shrewsbury and 5 miles from Wem. Village amenities include a preschool & primary school, village hall, public house and a Church. The village falls within the catchment area of the Corbett secondary school in Baschurch, which is less than 4 miles away and also has further amenities including a local convenience store, pubs, takeaways, garage services and doctors surgery. The property is surrounded by open fields, countryside walks, footpaths and stunning Shropshire and Welsh scenery, perfect for dog walking and outdoor activities on the doorstep.

DESCRIPTION
An attractive double fronted, modern, five bedroom family home, offering incredibly spacious, flowing and beautifully presented modern family living accommodation throughout. The accommodation has the benefit of efficient gas fired central heating and double glazing.

The accommodation includes a large reception hall, centrally positioned in the property, with a lovely staircase leading to the first floor accommodation. Located off the reception to the right, is the stunning front to back sitting room with feature brick fireplace with "Clearview" wood burning stove. There are French doors leading to the rear patio and also a bay window over looking the front of the property. A second reception room, which could be a further sitting/dining room or play room, is currently used as a gym. This room also has French doors leading to the rear patio and gardens beyond. The hub of the house is the excellent kitchen/dining room with bay window, and has a range of matching contemporary base and eye level wall units to two wall areas, wood style round edge laminate work surfaces, inset stainless steel sink unit with extendable pull-out mixer tap. There is an integrated dishwasher, washing machine and large fridge/freezer, stainless steel double electric oven with matching microwave above, stainless steel four ring gas hob unit with stainless steel extractor canopy over, matching island unit with cupboards, ceramic tiled floor, and a window seat with storage under. Completing the accommodation on the ground floor is a guest WC.

On the first floor there is flexible and spacious bedroom accommodation, that consists of the principle bedroom with en-suite shower room, second bedroom with en-suite shower room, 3 further bedrooms, of which 2 are linked by b-ifolding doors creating the opportunity of have either two smaller bedrooms or one large one. There is also a family bathroom with separate walk in shower.

OUTSIDE
The property enjoys an attractive, quiet corner plot, with the front garden laid to lawn with a pathway to the entrance door and wide double width driveway, with timber bin and log store situated to the side of the detached double garage.

THE GARDENS
The rear garden offers an attractively designed, natural stone patio, gravel and lawn areas with a selection of specimen shrubs. There is external lighting and a cold water tap. The whole area is enclosed by attractive brick walling and timber fence. To the side of the lawn, is a fully insulated and mains powered garden room/home office, with double glazing and French doors leading out onto a decked area. This benefits from Wi-Fi and floor to ceiling windows.

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 F. 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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