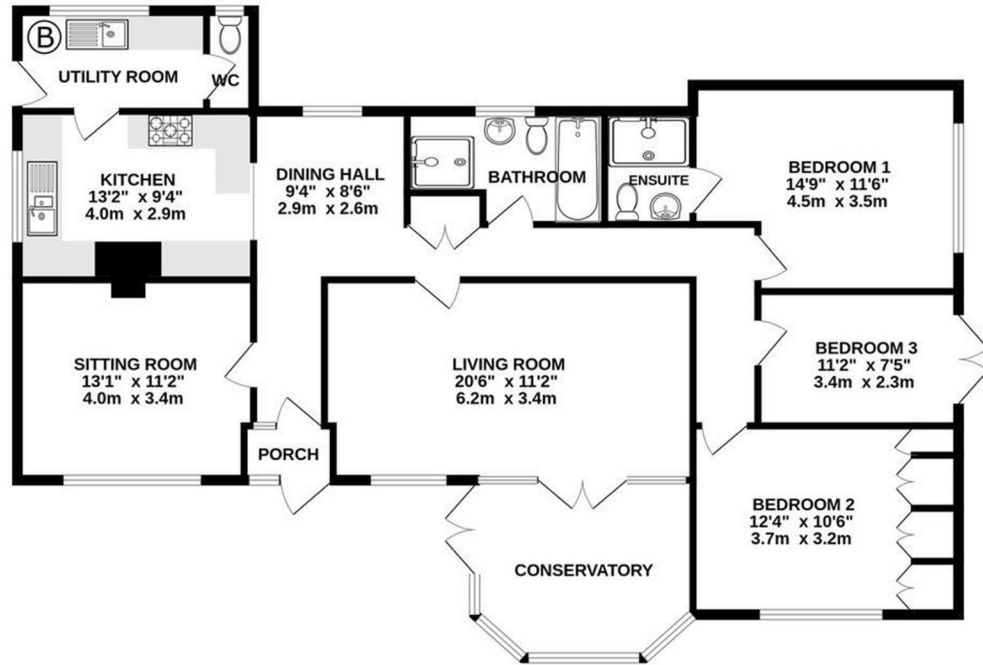


FOR SALE



Witley Rocks Snailbeach, Shrewsbury, SY5 0NX

GROUND FLOOR
1381 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA: 1381 sq.ft. (128.3 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 operability or efficiency can be given.
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FOR SALE

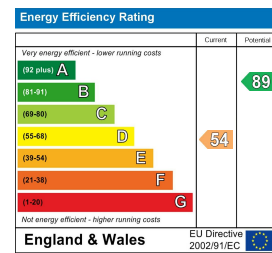
Offers in the region of £365,000

Witley Rocks Snailbeach, Shrewsbury, SY5 0NX

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 desirable and particularly spacious detached bungalow, offering versatile rooms, set with double garage and attractive gardens providing lovely views in this idyllic rural locality.



01743 236 444

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



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Milages: Minsterley 2.2 miles, Pontesbury 4.3 miles, Shrewsbury 12.8 miles. All mileages are approximate.



3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Desirable, rural location
- Spacious rooms
- Versatile living environment
- Generous driveway and double garage
- Lovely gardens
- Far reaching views

DESCRIPTION

Witley Rocks comprises a desirable and deceptively spacious detached bungalow. The accommodation comprises a sitting room with log burning stove, large living room with patio doors leading through to the conservatory which has a lovely outlook towards hills in the distance. The kitchen provides numerous integrated appliances and an arch way which leads through to the dining area. Also positioned off the kitchen, is the utility room and guest WC. The bungalow has three bedrooms, the principle of which has an en-suite shower room, whilst the remaining two are served by the bathroom. Outside there is a generous driveway parking area together with a detached double garage. The gardens offer beautifully maintained lawns with well stocked shrubby beds and borders. A decked sun terraced entertaining area allows excellent appreciation of the beautiful surrounds and views.

ACCOMMODATION

A panelled part glazed entrance door leading into:

ENTRANCE PORCH

With tiled floor and glazed door through to: -

ENTRANCE HALL

Coved ceiling, with access to loft room.

LOFT ROOM

With loft ladder and velux light, window and built in useful storage cupboards. With additional store room off, with dual aspect window.

DINING ROOM

With a range of built in storage cupboards..

SITTING ROOM

Fireplace, with tiled hearth and Parkray log burning stove. Picture window with far reaching views, ranging round from Nescliffe through to Brockton and the Callow.

KITCHEN

Providing an attractive range of eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl stainless steel sink unit and drainer, integral hob point, electric oven and grill with a 5 ring gas hob unit and filter hood over. Integral dishwasher, part tiled walls and tile splash, integrated fridge, ceiling down lighters and glazed door to: -

LIVING ROOM

Window with attractive aspect and twin glazed French doors through to: -

UTILITY

With tiled floor, Worcester oil fired central heating boiler, range of eye and base level cupboards, fitted worktop with stainless steel sink unit and drainer, space and plumbing for washing machine, space for freezer, part tiled walls, part glazed stable-style door to outside and door to: -

GUEST WC

Tiled floor, low level WC and radiator.

CONSERVATORY

Brick based construction with wrap around UPVC double glazed windows, polycarbonate roof, radiator, providing a stunning outlook over the surrounding countryside. Twin glazed french doors to outside.

BATHROOM

Providing a white suite, comprising a low level WC, pedestal wash hand basin and panelled bath, shower cubicle with a wall mounted electric shower, inset tiling and splash screen. Wall mounted heated towel rail.

BEDROOM ONE

With door to: -

EN-SUITE SHOWER ROOM

Providing a white suite, comprising low level WC, pedestal wash hand basin and shower cubicle with wall mounted electric shower and inset tiling. Wall mounted heated towel rail. Window with pleasant aspect over gardens.

BEDROOM TWO

Provides an extensive range of fitted wardrobes, pleasant aspect to front.

BEDROOM THREE

With twin glazed french doors on to a decked terrace and gardens.

OUTSIDE

The property is approached through twin timber entrance gates which extend onto a generous tarmac driveway providing space for numerous vehicles, whilst also giving access to the detached double garage and pedestrian access to the bungalow and gardens.

DOUBLE GARAGE

With twin metal up and over entrance doors, power and light points. Part glazed pedestrian access door to the side.

GARDENS

To the front, the gardens offer attractively stocked raised shrubby beds and borders, together with areas laid to lawn and an established mature hedgerow. The lawns extend and wrap around the side of the bungalow offering further well stocked borders containing a variety of different specimen plants, shrubs and trees. Vegetable section. Timber garden shed and a greenhouse. Adjacent to one side of the bungalow is a decked terraced entertaining area with additional room for potted plants. External cold water tap. Steps rise to private seating areas to allow for full appreciation of the lovely far reaching views. A concrete and part flagged path then extends to the side and round to the rear, which contains space for a log store and additional raised beds.

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.

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.

TENURE

Freehold. Purchasers must confirm via their solicitor.

VIEWING

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com