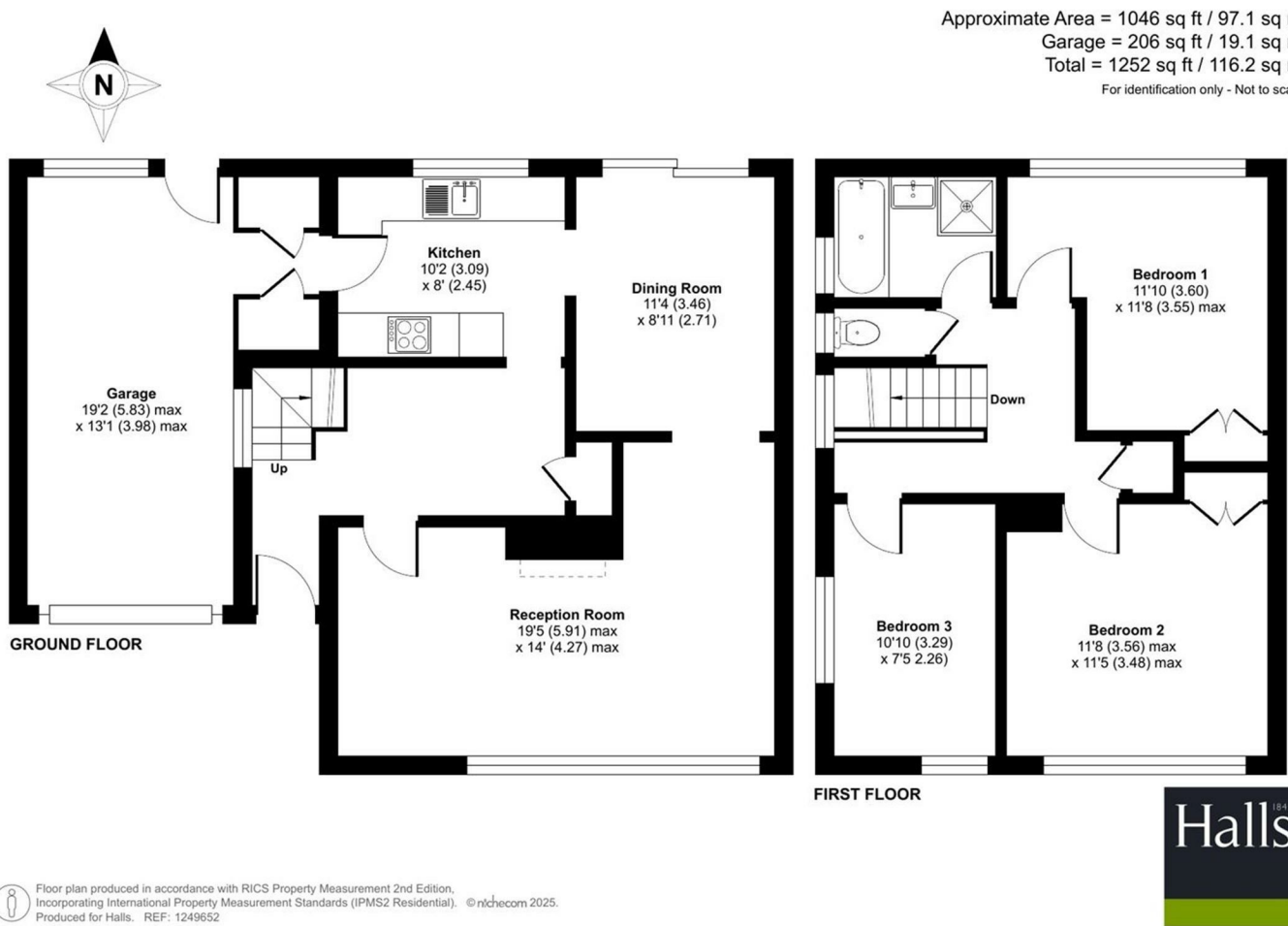


FOR SALE

20 Brookside Gardens, Yockleton, Shrewsbury, SY5 9PS



FOR SALE

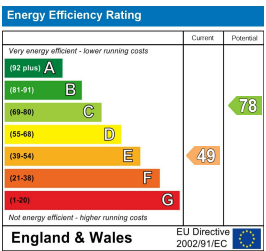
Offers in the region of £250,000

20 Brookside Gardens, Yockleton, Shrewsbury, SY5 9PS

**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 highly appealing detached house, offering well proportioned accommodation in need of a general scheme of modernisation and improvement, set with garage and easily maintained gardens with a lovely outlook, in this popular rural village.



01743 236444


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




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MILEAGES: Shrewsbury 6.2 miles, Telford 21.6 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Desirable village location
- Well proportioned accommodation
- Requiring modernisation and improvement
- Driveway parking and garage
- Easily maintained gardens
- NO ONWARD CHAIN

**DIRECTIONS**  
From Shrewsbury, head out of town along the B4386 road towards Montgomery, proceed through Nox and on arrival at Yockleton take the second right turn into Brookside Gardens. Continue along and the property will be identified on the right hand side.

**SITUATION**  
The property is located in this popular rural position, which is approximately 7 miles west of Shrewsbury. The village is well placed and provides easy access to the nearby villages of Westbury and Pontesbury where a wider range of amenities can be found, including doctors and dental surgeries, butchers/bakers. post office, restaurants and public houses. The country town of Shrewsbury is easily accessible and offers excellent shopping , leisure facilities and a rail services.

**DESCRIPTION**  
20 Brookside Gardens is a highly desirable detached house, which offers well proportioned accommodation throughout and would benefit from a scheme of modernisation. The ground floor accommodation includes a spacious living room, dining room and kitchen. To the first floor, there are three bedrooms, a bathroom and separate WC. The property is approached over a generous driveway, which leads to the garage. The gardens are found to both the front and rear and are predominantly laid to lawn with some floral and herbaceous borders. The rear gardens have a particularly pleasant outlook over a small woodland and stream.

**ACCOMMODATION**  
Part glazed UPVC entrance door into:-

**RECEPTION HALL**  
Staircase to first floor, built in cloaks cupboard, doors off and to:-

**LIVING ROOM**  
With ornamental fireplace, picture window.

**DINING ROOM**  
With sliding patio doors leading out to the rear gardens with a pleasant outlook over woodland and stream beyond.

**KITCHEN**  
Providing a range of eye and base level units comprising cupboards and drawers, with work surface area over and incorporating a stainless steel sink unit and drainer, space and plumbing for washing machine, space for tumble dryer, part tiled walls, integral Hotpoint electric oven and grill with four ring electric hob unit, space for fridge, lovely aspect over rear gardens and woodland beyond, door to:-

**FIRST FLOOR LANDING**  
With access to loft space, built in airing cupboard with insulated hot water cylinder, doors off and to:-

**BEDROOM ONE**  
With built in double wardrobe.

**BEDROOM TWO**  
With built in double wardrobe, pleasant aspect over rear gardens and beyond.

**BEDROOM THREE**  
With dual aspect windows.

**BATHROOM**  
Providing a suite comprising wash hand basin, panelled bath, part tiled walls and shower cubicle with electric shower, inset tiling and splash screen.

**SEPERATE WC**  
With low level WC.

**OUTSIDE**  
The property is approached over a generous block paved driveway which provides ample parking, whilst giving vehicular access to the garage.

**GARAGE**  
With metal up and over entrance door, power and light points. Built in pantry cupboard and part glazed access door to rear garden.

**BOILER ROOM**  
Housing the Worcester oil fired central heating boiler.

**THE GARDENS**  
To the front, the gardens offer neatly maintained lawns. Adjacent to the rear of the property is a flagged patio entertaining area with flowing lawns and specimen trees. There is a pleasant aspect with a free flowing stream beyond. Timber and felt storage shed.

**GENERAL REMARKS**

**AGENTS NOTE**  
It should be noted that there is currently no rear boundary fence in place. Prospective purchasers should not that there is an option to purchase an area of land to the rear for £10,000 - approximately 0.6 acres.

**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 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).

**VIEWINGS**  
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)