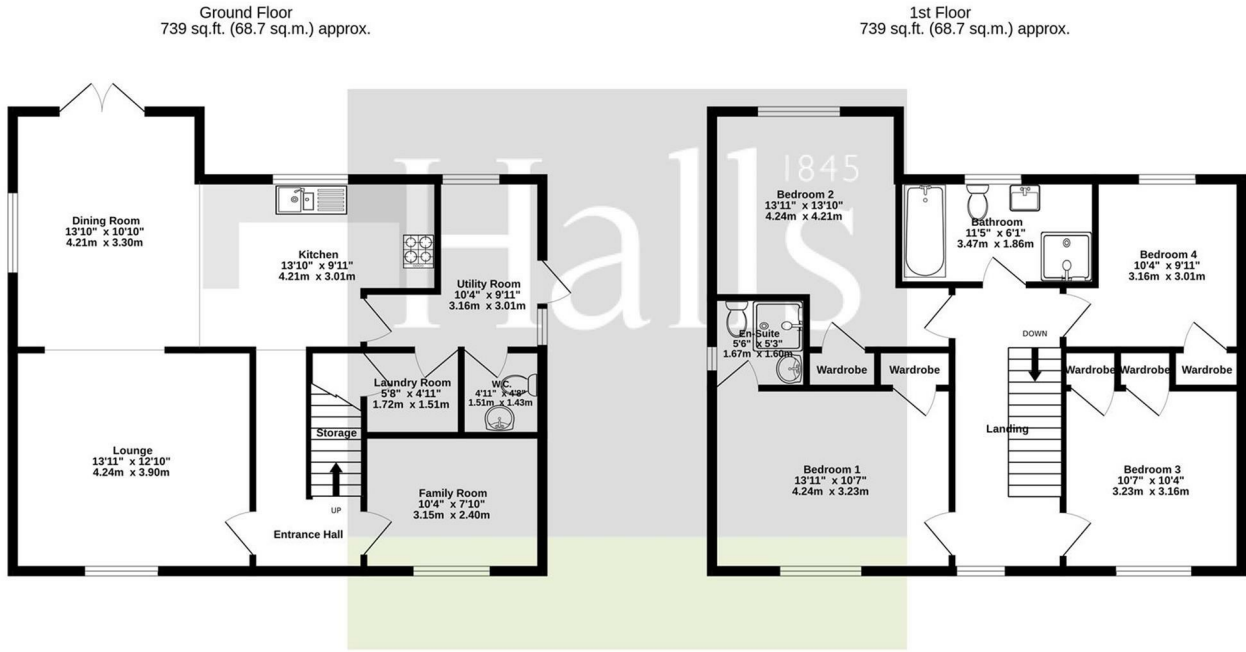


FOR SALE

Broadway Marche Lane, Halfway House, Shrewsbury, SY5 9DE



FOR SALE

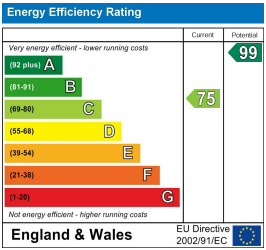
Offers in the region of £449,500

Broadway, Marche Lane, Halfway House, Shrewsbury, SY5 9DE

**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 immaculately presented and beautifully appointed modern detached house, providing spacious accommodation set with easily maintained gardens backing onto farmland in this popular rural location.



01743 236 444

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



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MILEAGES: Shrewsbury 11.3 miles and Welshpool 9.2 miles. All mileages are approximate.



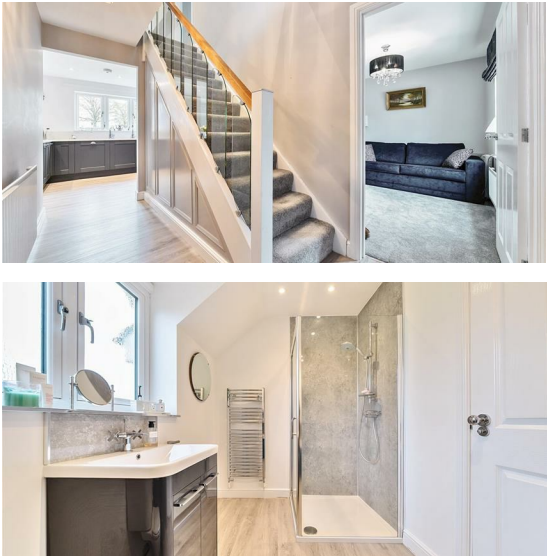
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Generously proportioned rooms
- Immaculately presented
- Attractively appointed
- Parking for numerous vehicles
- Easily maintained gardens
- Lovely outlook over fields

**DIRECTIONS**  
From Shrewsbury proceed west along A458 Welshpool Road. Continue through the village of Ford and pass Rowton Castle Country Club on the right hand side. Proceed into the village of Halfway House passing the cafe on the left hand side. Take the left turning before the former Halfway House Inn into Marche Lane. After a short distance the property will be found on the left hand side.

**SITUATION**  
The property is located in an attractive position on the outskirts of this popular village. Halfway House provides a village hall and cafe. Further amenities can be found in the county town of Shrewsbury which offers a comprehensive and diverse shopping centre with a range of social facilities and a rail service. Commuters will find that the Welshpool Road gives immediate access to the A5 which links to Oswestry to the north and leads through to the M54 and onto Telford.

**DESCRIPTION**  
Broadway is a beautifully presented and attractively appointed modern detached house which offers a contemporary and flexible living environment. The ground floor boasts two reception rooms together with a feature open plan, living/dining/kitchen, utility room and guest WC. To the first floor there are four well proportioned bedrooms, the principal of which benefits from an ensuite shower room, whilst the remaining three are served by the family bathroom. Outside there is a generous amount of golden gravelled parking with space for numerous vehicles to both the front and side. The gardens are predominantly located to the rear and offer gravelled seating areas, neatly maintained lawns and an impressive Oak framed covered entertaining area which could also be utilised as a carport if required.

**ACCOMMODATION**  
Oak framed porch with Indian sand stone floor and panelled solid Oak entrance door leading into:

**RECEPTION HALL**  
With bespoke staircase rising to first floor landing. Under stairs storage area.

**LIVING ROOM**  
With archway through to

**FEATURE OPEN PLAN LIVING/KITCHEN/DINER**  
Kitchen - providing a most attractive range of soft close eye and base level units, comprising cupboards and drawers with extensive QUARTZ work surface over, and incorporating a Belfast style sink unit, with inset QUARTZ drainer, GROHE mixer tap over with additional GROHE instant hop water tap. Integrated BOSCH electric oven and grill with four ring NEFF induction hob unit over and fitted filter hood. Integral Dishwasher, integrated fridge. QUARTZ upstands and sill. Contemporary tall radiator, additional QUARTZ breakfast bar/eating area. Ceiling downlighters. The kitchen has a lovely outlook over the gardens and adjoining farmland. Dining/Living room. Twin glazed French doors leading out onto the rear gardens and offering a lovely outlook.

**UTILITY ROOM**  
Providing eye and base level storage cupboards, fitted QUARTZ worktop with inset BRISTAN sink unit and drainer with mixer tap over. Space and plumbing for washing machine, WORCESTER oil fired central heating boiler. Panelled part glazed access door to side of property. Useful walk in store room with heated towel rail, space for tumble drier.

**GUEST WC**  
Providing a modern white suite comprising low level WC, wall mounted wash hand basin with QUARTZ splash and mixer tap. Extractor fan.

**FAMILY ROOM/STUDY**

**FIRST FLOOR LANDING**  
With ceiling downlighters.

**BEDROOM ONE**  
With built in wardrobe with hanging rail and shelving. Door to:

**EN SUITE SHOWER ROOM**  
Providing a modern white suite comprising low level WC with hidden cistern. Wash hand basin set in vanity unit with storage cupboards under. QUARTZ splash. Shower cubicle with mains fed shower, inset aqua boarding and splash screen. Fitted QUARTZ sill. Wall mounted heated towel rail and extractor fan.

**BEDROOM TWO**  
With built in wardrobe. Attractive aspect over rear gardens and farmland with hills in the distance.

**BEDROOM THREE**  
With built in store cupboard with fitted shelf. Built in wardrobe with hanging rail and shelving.

**BEDROOM FOUR**  
With built in wardrobe and attractive aspect over gardens.

**BATHROOM**  
Providing a white suite comprising low level WC. Wash hand basin set in vanity unit with storage cupboards under. Corner panelled bath. Shower cubicle with mains fed shower, inset aqua boarding and splash screen. Heated towel rail, ceiling downlighters, extractor fan.

**OUTSIDE**  
The property is approached through a gated entrance leading onto a golden gravel driveway with parking for numerous vehicles. an additional section of drive extends down the side of the property providing further parking and potential storage for motorhome/caravan.

**THE GARDENS**  
To the front the gardens offer a low maintenance shrubbery bed and border. The majority of the gardens are located to the rear and these offer golden gravelled seating areas which provide a lovely outdoor entertaining space with neatly manicured lawn. A feature oak framed entertaining area, could also potentially be utilised for vehicular storage. External electrical power points, external cold water tap. Purchasers will be delighted to note that the rear gardens have a lovely aspect over adjoining farmland.

**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. Oil central heating. None of these services have been tested.

**COUNCIL TAX**  
The property is in Council Tax band 'E' on the Shropshire Council Register.

**VIEWINGS**  
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.