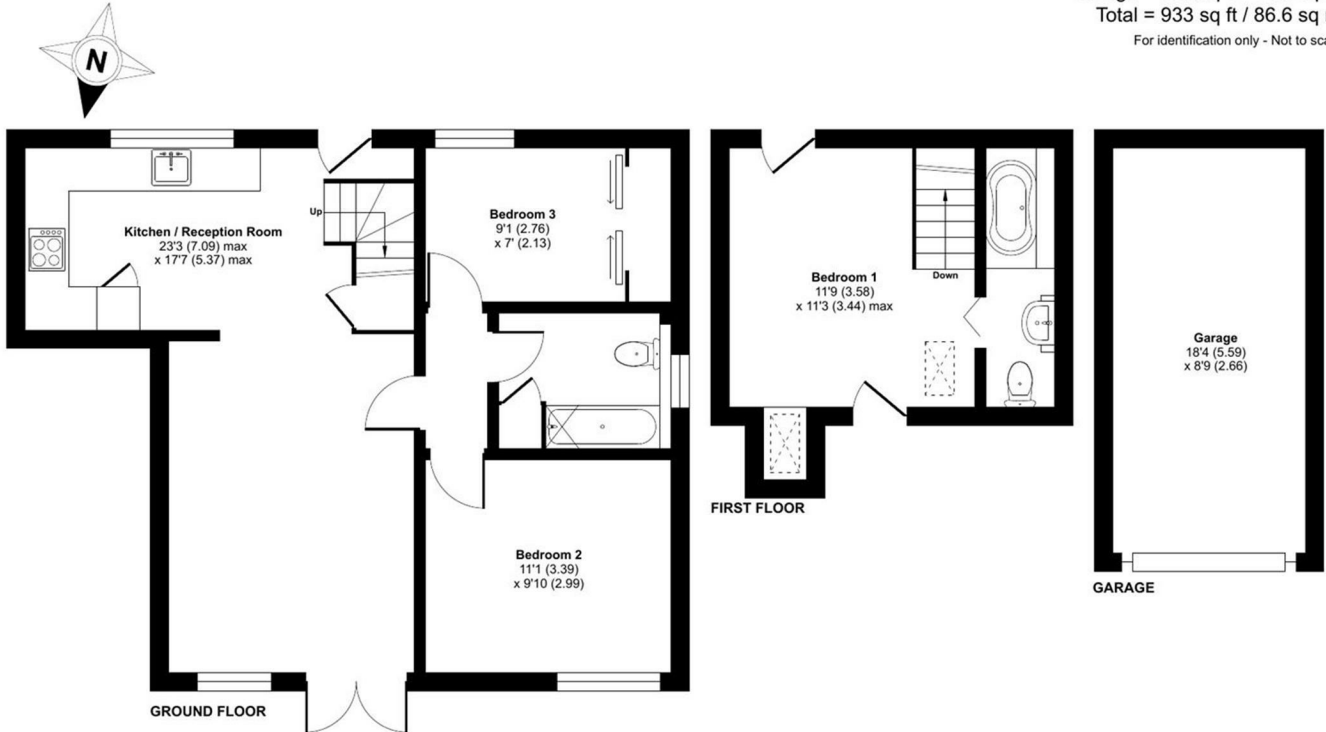


FOR SALE

X Rowton Court, Rowton, Halfway House, Shrewsbury, SY5 9EP



Approximate Area = 773 sq ft / 71.8 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 933 sq ft / 86.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1257179

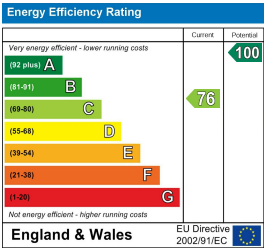
FOR SALE

Offers in the region of £249,995

X Rowton Court, Rowton, Halfway House, Shrewsbury, SY5 9EP

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 attractively presented and most appealing end of terrace property, that provides flexible and versatile living, with beautiful far reaching views and delightful communal gardens in an idyllic rural locality.




01743 236 444

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




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


MILEAGES: Shrewsbury 11.2 miles, Welshpool 12 miles, Telford 23.4 miles. All mileages are approximate.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Beautiful rural location
- Attractively presented accommodation
- Versatile and flexible layout
- Residents car park
- Private garage
- Stunning communal gardens with views

DIRECTIONS
From Shrewsbury proceed west along the A458 Welshpool Road, continuing to the A5 link road and proceed straight over the roundabout staying on the A458. Continue straight through the village of Ford and after a distance take the first turning right into Rowton Castle Country Club. Follow the lane over the speed control bumps and Rowton Court will be identified on the right hand side.

SITUATION
The property is situated in the highly sought after and unique development of Rowton Court, which is located in superb landscaped gardens and positioned close to the distinguished Rowton Castle Hotel and Country Club. The property has the benefit of access to a range of facilities including a private tennis court, extensive attractive landscaped communal gardens, BBQ area and is only a short walk from the Country Club. Commuters will be pleased to note that easy access can be gained to the A5 which leads to Chester and the north or the M54 motorway which links through to Telford and Birmingham, there is also easy access to Wales.

DESCRIPTION
Flat X is an attractively presented and deceptively spacious property, offering highly versatile accommodation with the benefit of air source heating. The accommodation is predominantly to the ground floor and provides an attractive kitchen, open living diner, two ground floor bedrooms and a bathroom. To the first floor there is an additional bedroom with en-suite bathroom. Outside, there is a residents only car park and Flat X has the benefit of a single garage. The grounds are mostly communal and offer extensive and beautifully maintained lawns, containing a number of well stocked shrubbery beds and borders. Residents of Rowton Court also have the use of a private tennis court and it should be noted that the grounds have beautiful far reaching open views.

ACCOMMODATION
Part glazed leaded and stained glass stable style entrance door leads into:-
KITCHEN
With slate tiled floor and providing a bespoke range of eye and base level solid oak units, comprising cupboards and drawers with granite work surface area over and incorporating a Belfast sink unit with mixer tap over, electric cooker comprising double oven and grill with four ring hob and extractor hood over, tiled splash. Space for fridge freezer, space and plumbing for washing machine. Integral Zanussi dishwasher. Staircase rising to first floor with built in understairs store cupboard. Open through to:-

LOUNGE DINER
With solid oak boarded flooring, ceiling downlighters and twin glazed french doors offering a stunning outlook over the communal grounds and adjoining farmland with views as far as Nesscliffe.

INNER HALL
With oak boarded flooring, ceiling downlighters, doors off and to:-

BEDROOM TWO
With a beautiful aspect over surrounding grounds and farmland.

BEDROOM THREE
With built in double wardrobe with mirror fronted sliding doors.

BATHROOM
With travertine tiled floors and walls. Providing a modern white suite comprising low level WC, pedestal wash hand basin and tiled panelled bath with mains fed power shower over and splash screen. Wall mounted heated towel rail, built in airing cupboard housing the modern pressurised hot water cylinder.

FIRST FLOOR LANDING
BEDROOM ONE
With slightly sloping ceiling, ceiling downlighters, Velux rooflight and one additional rooflight Both with stunning far reaching views and built in eaves storage cupboard and bi-folding oak panelled door leading to:-

EN-SUITE BATHROOM
With travertine tiled floor and providing a modern white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, tiled splash, tiled bath with feeder shower attachment and tiled splash. Both with stunning far reaching views.

OUTSIDE
The property has the use of a residents only car park with the additional benefit of a garage. Adjacent to the car park is a car wash area and all residents also have the use of external electrical power points, for purposes such as car vacuuming.

GARAGE
With metal up and over entrance door, light point.

THE GARDENS
The property is set in stunning communal grounds (which are maintained by a gardener), which comprise immaculately maintained large flowing lawns interspersed with abundantly stocked mature and established shrubbery beds and borders containing a number of different herbaceous plants. Adjacent to the lawns is a raised gravelled area ideal for Alfresco dining. Flat X does own an area laid to lawn immediately to the rear of the property with shrubbery beds and borders (not fenced). All residents also have the benefit of use of a private tennis court. Prospective purchasers should be aware that the property has stunning panoramic far reaching views.

GENERAL REMARKS
AGENTS NOTE
In relation to the Air Source Heat pump, please see below. For further information, please contact the office.

Air source RHI Payments:
Approximately £250.00 per quarter
Last payment due 28 August 2028

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TERMS OF LEASE
Share of Freehold -
Start date - 25 December 1979
143 years remaining
Service Charge - £150.00 pcm
Ground Rent - £0.00
Pets allowed

SERVICES
Mains water, electricity and drainage are understood to be connected. Air source heat pump central heating system. None of these services have been tested.

COUNCIL TAX
The property is currently showing as Council Tax Band A. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

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