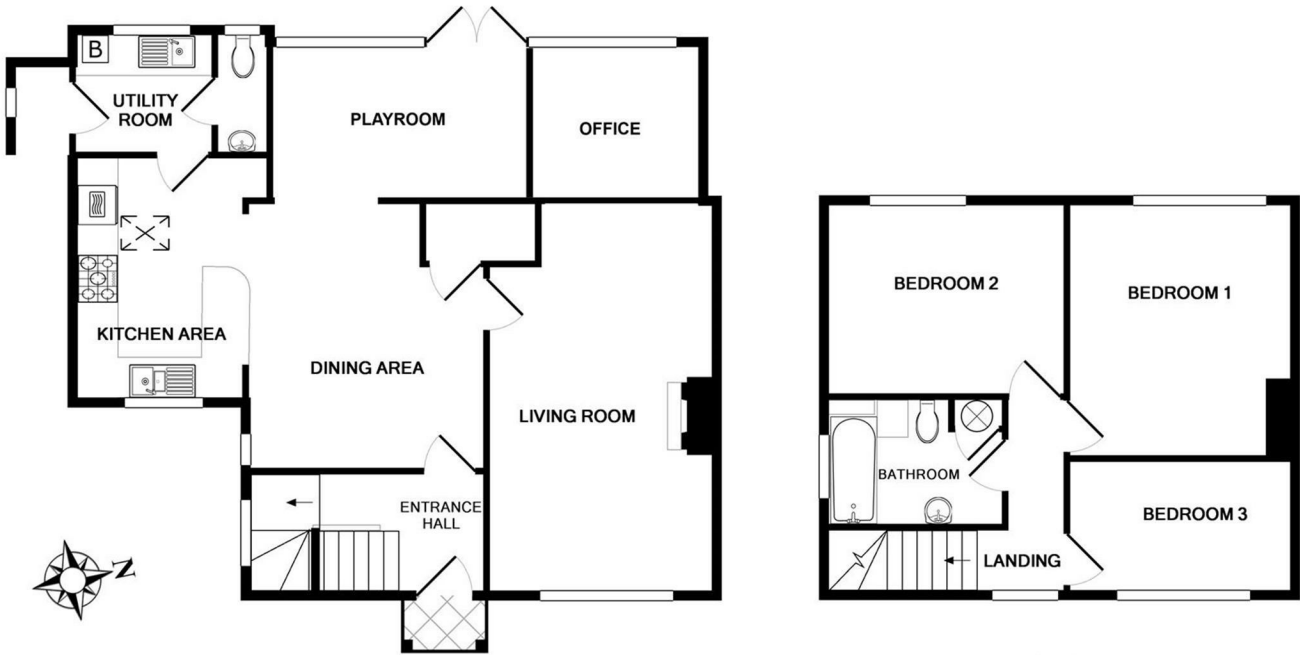


FOR SALE

3 Bebbington Cottages, Castle Pulverbatch, Pulverbatch, Shrewsbury, SY5 8DX



GROUND FLOOR
APPROX. FLOOR
AREA 778 SQ.FT.
(72.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1216 SQ.FT. (113.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)



FOR SALE

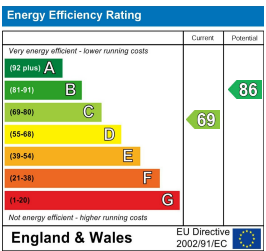
Price Guide £325,000

3 Bebbington Cottages, Castle Pulverbatch, Pulverbatch, Shrewsbury, SY5 8DX

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 much improved, extended and well presented most desirable semi detached house offering spacious and versatile accommodation with attractive large gardens in this most desirable rural village.




01743 236444

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 8.6 miles, Telford 21.8 miles. All mileages are approximate.



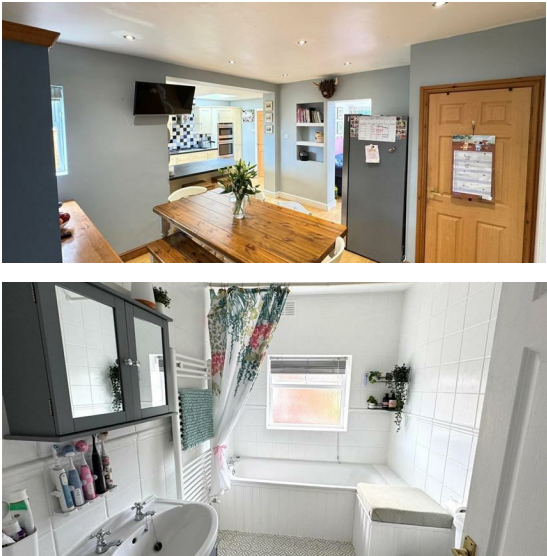
3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Desirable rural village
- Spacious accommodation
- 3 Reception rooms, 3-4 bedrooms, 1 bathroom
- Attractive gardens
- Driveway parking
- Gas fired central heating

DIRECTION
From Shrewsbury proceed along Longden road and continue past the Priory and Meole Brace schools and the Nuffield Hospital. Go through the village of Longden and head towards Pulverbatch and on arrival at the village the property will be found on the right hand side identified by a Halls for sale board.

SITUATION
The property is attractively situated in the popular village of Pulverbatch set in a most delightful unspoilt South Shropshire countryside offering walkers ready access to the Long Mynd. Pulverbatch itself offers a pub, whilst the nearby village of Longden provides shop, soon to be community owned pub and a primary school. Shrewsbury is easily accessible and has a comprehensive shopping centre, a selection of shops and a rail service.

DESCRIPTION
3 Bebbington Cottages is a much improved, extended and well presented most desirable semi detached house offering spacious and versatile accommodation. The current owners have extended where the conservatory was, replaced the windows and front door, replaced the boiler in May 25, and landscaped the rear gardens.

The ground floor provides a generous living room, feature open plan kitchen dining room, separate utility and guest WC and a rear extension that has replaced a historic conservatory to now offer a play room and separate office located to the rear overlooking the gardens. To the first floor there are three bedrooms and the bathroom. Outside there is rpiavte gated driveway with parking and the rear landscaped gardens which are an attractive feature being generous in size are mostly lawned for ease of maintenance with the addition of a raised decked area and sunken patio seating area to the rear of the property.

ACCOMMODATION
STORM PORCH
With composite entrance door leading into:-
ENTRANCE HALL
With Sharps understairs storage, staircase to first floor and door to:-
FEATURE OPEN PLAN KITCHEN DINING ROOM
KITCHEN AREA
Providing a range of cream eye and base level units comprising of cupboards and drawers with work surface over and incorporating a one and half bowl stainless steel sink unit and drainer with mixer tap over, integral electric Neff oven and grill with separate 5-ring stainless Neff gas hob unit with fitted filter hood, Neff warming drawer and Neff microwave combination oven, Neff integral dishwasher, space for fridge freezer. Window with attractive aspect over roof tops with hills in the distance and a velux window.

DINING AREA
With built in pantry cupboard, inset spotlights and door to:
SITTING ROOM
With fireplace with Clear View wood burning stove and coved ceiling.
PLAYROOM
Opening from the kitchen the playroom has French doors leading out onto the flagged sun terrace.
STUDY/BEDROOM 4
Door from the playroom, window looking out to the gardens. The room has a disabled wheelchair width access and therefore could be used as a downstairs bedroom/bedroom 4.

UTILITY ROOM
With fitted worktop with storage cupboards under and stainless steel sink unit and drainer, space and plumbing for washing machine, space for tumble dryer, new wall mounted gas fired central heating boiler, part glazed UPVC access door leading to side covered porch and door to:-
GUEST WC
Providing a white suite comprising of low level WC, pedestal wash hand basin with tiled splash.

FIRST FLOOR LANDING
With access to loft space and doors off and to:

BEDROOM ONE
BEDROOM TWO
BEDROOM THREE
BATHROOM
Providing a suite comprising low level WC, pedestal wash hand basin and panelled bath with wall mounted electric shower over, fully tiled walls, wall mounted heated towel rail and built in airing cupboard housing the insulated hot water cylinder.

OUTSIDE
The property is approached through a gated entrance leading onto a gravelled driveway which provides parking with the front lawned gardens beyond.
THE REAR GARDENS
To the front the gardens are extensively lawned for ease of maintenance whilst down the middle a pathway giving access to the front door. Sitting immediately adjacent to the rear of the property is a sunken flagged patio which offers an excellent outdoor entertaining space. Steps then lead to a generous raised lawn and there is a recently added decked area for further alfresco entertaining. External cold water tap.

AGENTS NOTE
In accordance with The Estate Agent's Act 1979, as amended 1991, you are advised that the Vendor is related to an employee of Halls.
GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these sale particulars are included in the sale.
TENURE
Freehold.
SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'B' on the Shropshire Council Register.
VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.