

FOR SALE

39 Noneley Road, Loppington, Shropshire, SY4 5SQ



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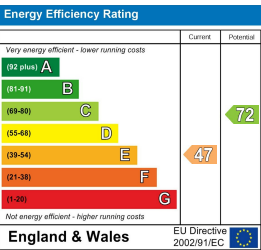
Offers in the region of £300,000

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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



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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Situated in the village of Loppington close to Shrewsbury, Oswestry and Ellesmere this three bedroom detached family house has lovely rural farmland views to the rear and a generous garden to the side. The accommodation comprises entrance porch, entrance hall, W.C., lounge/diner, kitchen/breakfast, conservatory, landing, three bedrooms and family bathroom. The property has gated off road parking, single garage, electric heating, lawned garden to the side and paved patio area to the rear. No onward chain.





2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- No Onward Chain
- Detached Family Property
- Conservatory, Large Lounge with Three Bedrooms
- Single Garage with Off Road Parking
- Rural Farmland Views From Back of the Property
- Excellent Location with Road Links to Shrewsbury or Oswestry

Timber Entrance Door

Leading into

Entrance Porch

With tiled floor, double glazed windows to front and side elevations, panel glazed door leading into

Entrance Hall

With stairs off, electric radiator, understairs storage cupboard, airing cupboard.

W.C.

Wall mounted wash hand basin, low level W.C., part tiled walls, electric heated towel rail, frosted window to the rear elevation.

Lounge

21'8 x 10'8

Marble hearth and backing with timber surround, electric radiator, four wall light points, telephone point, television point.

Kitchen

19'7 x 9'2

Fitted with a range of wall and base units with laminate work surfaces, sink drainer unit with mixer tap, gas hob, electric double oven, plumbing and space for dishwasher, tiled splashbacks, electric radiator, double glazed windows to front, side and rear elevations, space for fridge freezer, stainless steel extractor canopy, walk in storage cupboard, door to

Conservatory

13'5 x 7'4

With wood laminate floor covering, electric radiator, double glazed windows to three elevations, double glazed French doors leading to the rear patio and entertaining area with rural views, three wall light points.

Landing

Loft access, electric radiator.

Bedroom One

17'7 x 9'3

Double glazed windows to the front and rear elevation, wall mounted electric radiator.

Bedroom Two

10'8 x 7'9

Double glazed window to the rear elevation, wall mounted electric radiator.

Bedroom Three

10'7 x 9'3

Double glazed window to the front elevation, wall mounted electric radiator.

Bathroom

Fitted with a white suite comprising P shaped bath with shower over and screen, low level W.C., pedestal wash hand basin, double glazed window to the rear elevation, tiled walls, wood laminate floor covering.

Externally

To the front the property has a lawned area with stocked borders and shared gravel driveway.

To the side of the property there is a gate to a block paved parking area. There is a lawned area, storage shed, pond, stocked borders, paved patio and seating area.

To the rear of the property there is paved rear garden with timber fence surround with rural farmland views.

Garage

15'9 x 8'9

With up and over door, power and light.

Services

Mains electricity and water are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

The property is in band 'C'

Viewing

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@halls.gb.com

Directions

Postcode for the property is SY4 5SQ

What3Words Reference is motivator.massing.mush

Anti Money Laundering 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.

Websites

Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com