





The Meadows Welshampton, Ellesmere, SY12 0PH  
Offers In The Region Of £400,000

A Fabulous 3 Bedroom Detached house offering light and spacious family accommodation which truly must be viewed to be fully appreciated. Occupying an enviable position tucked away in the heart of this sought after Village with views over adjoining farmland. The accommodation comprises; Entrance Hallway, Cloakroom, Open Plan Living/Dining Room, Utility Room, Living Room, Principal bedroom with En suite, Two Further Double Bedrooms, Family Bathroom. Enclosed garden and parking.



**Entrance Hall**

12'3x 3'3 (3.73mx 0.99m)

Steps up to Bespoke oak canopied Entrance Porch with door opening to Entrance Hallway with tiled floor, under stairs cloaks cupboard, radiator.

**Cloakroom**

Having suite comprising Wash hand basin and low flush WC, tiled floor, window to the front, radiator.

**Living Room**

19'5 x 12'1 (5.92m x 3.68m)

A lovely light through room having window to the front and French doors opening onto the side Garden area which provides lovely outlooks over adjoining countryside. TV and telephone points, radiators.

**Kitchen/ Diner**

19'5 x 20'10 (5.92m x 6.35m)

A fabulous family room and ideal for entertaining. Living/Dining Areas with windows to the front and double opening French doors leading onto the decked sun terrace, ideal for outdoor dining. Impressive fitted Kitchen with range of modern painted Grey units comprising of cupboards and drawers with work surfaces over and having inset 5 ring gas hob with extractor hood over. Range of built in appliances including double oven with cupboards above and below, dishwasher and fridge freezer with matching fascia panels. Matching range of eye level wall units and larder units. Inset ceiling lights, polished tiled floor throughout, radiators.

**Utility Room**

7'4 x 6'1 (2.24m x 1.85m)

With range of complimentary cupboard incorporating sink unit set into base with work surface extending to either side with space and plumbing for washing machine and tumble dryer. Wall mounted gas central heating boiler (LPG supplied).

**Landing**

From the Reception hall, staircase leads to half landing and continues to the FIRST FLOOR LANDING with airing cupboard

**Principle Bedroom**

15'2 x 12'1 (4.62m x 3.68m)

A lovely light room with an enviable aspect from the two windows which enjoy views over adjoining countryside and Shropshire Hills beyond. Built in wardrobe, TV point, radiator.

**Ensuite Shower Room**

3'10 x 8'6 (1.17m x 2.59m)

Attractively fitted with contemporary suite comprising large walk in shower cubicle with direct mixer shower and drench head, wash basin and low flush WC suite. Complimentary tiled surrounds and floor, heated towel rail/radiator.

**Bedroom Two**

10'3 x 11'7 (3.12m x 3.53m)

With window to the side, radiator.

**Bedroom Three**

8'9 x 11'7 (2.67m x 3.53m)

With window to the front, radiator.

**Bathroom**

8'8 x 6'3 (2.64m x 1.91m)

A well appointed room with contemporary suite comprising P shaped bath with shower over and glazed shower screen, vanity unit housing wash hand basin and WC suite with storage. Complimentary tiled surrounds and flooring, heated towel rail/radiator.

**Outside**

The property occupies an enviable position in a quiet backwater in the heart of this popular village. Approached via the lane to the property and driveway with parking. The gardens to the front are laid to lawn. To the left hand side of the property is a small area with access from the Lounge and provides lovely aspect over adjoining farmland. To the right is a further garden area laid to lawn with large decked sun terrace immediately adjacent to the Living/Dining/Kitchen ideal for outdoor entertaining. The gardens are enclosed with wooden fencing. Outside lighting.

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric and water services are connected. LPG gas and Private drainage. We understand the Broadband Download Speed is: Basic 4 Mbps and Max 80 Mbps. Mobile Service: Limited/ Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

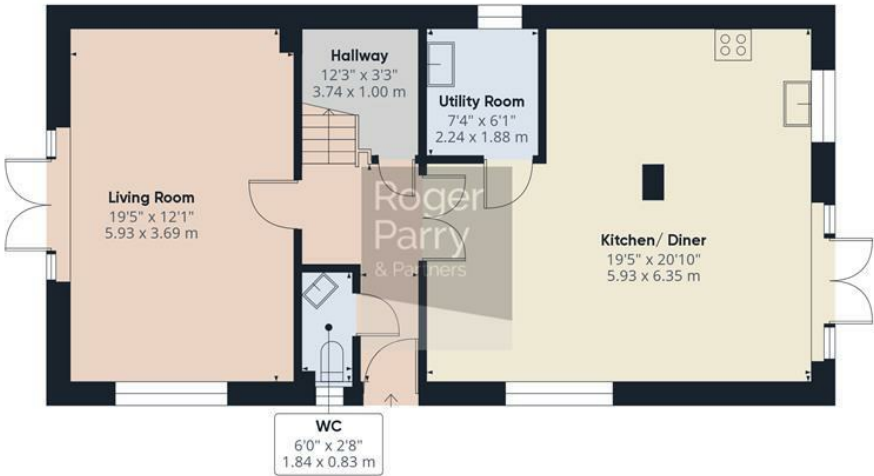
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>  
1309 ft<sup>2</sup>  
121.61 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

## General Services:

**Local Authority:** Shropshire Council

**Council Tax Band:** E

**EPC Rating:** C

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:  
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.