



Lawnswood , Halfway House, Shrewsbury, Shropshire, SY5 9EA

Offers in the Region Of £365,000

A traditional 3 bedroom detached house standing in large gardens. The property offers: Entrance Hall, WC, Living Room, Kitchen/Dining Room With Pantry and Stanley Range, Rear Porch, 3 Double Bedrooms, Shower Room, Separate WC, Excellent Driveway Parking, Garage & Car Port. Oil Fired Central Heating, Double Glazing. Lovely Open Views To The Front. Convenient Village Location To The West Of Shrewsbury. No Upward Chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Recessed Entrance Storm Porch

Tiled floor, double glazed entrance door.

Spacious Hall 12' 10" x 7' 0" (3.91m x 2.13m)

Radiator, double glazed side window, staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with white suite providing wash basin and WC, double glazed window to the side, radiator.

Living Room 14' 0" x 12' 0" (4.26m x 3.65m)

Attractive wooden fire surround with ornamental fireplace recess, radiator, double glazed side and front windows enjoying open aspects.

Kitchen/Dining Room 14' 0" x 11' 0" (4.26m x 3.35m)

Fitted with wood fronted units with glass fronted display cabinet, Stanley oil fired range which also supplies central heating system, double glazed window overlooking rear garden, walk in pantry with shelving and double glazed rear window.

Side Porch

Windows and door to the front.

First Floor Landing

Double glazed window to the side, access to roof space.

Bedroom 1 12' 0" x 12' 0" (3.65m x 3.65m)

Radiator, double glazed window to the front enjoying open aspects over garden and open countryside beyond, further double glazed window to the side.

Bedroom 2 12' 0" x 9' 0" (3.65m x 2.74m)

Double glazed window with similar aspect to Bedroom 1, radiator.

Bedroom 3 11' 0" x 8' 10" (3.35m x 2.69m)

Radiator, double glazed window overlooking rear garden.

Shower Room

Fitted with contemporary suite providing fully tiled shower cubicle, wash basin with vanity cupboard beneath, radiator, tiled flooring, double glazed window to the rear, cupboard housing insulated hot water cylinder.

Separate WC

Fitted with WC, radiator and double glazed rear window.

Outside

The property enjoys a generous plot with excellent frontage. Approached through double gates leading onto Tarmac driveway providing ample parking and turning space for a large number of cars and access to Garage. The garden to the front is mainly laid to lawn with raised rockery to one corner and shrub borders with trees.

Garage 21' 10" x 9' 7" (6.65m x 2.92m)

Power and lighting, 3 side windows and service door to the garden, good size adjoining workshop. To the side of the Garage is a tandem length Car Port, garden store and greenhouse behind the Garage.

Rear Garden

A good size rear Garden laid to 2 large lawns with intersecting pathways. Deep shrub bed to one side. Summer House.

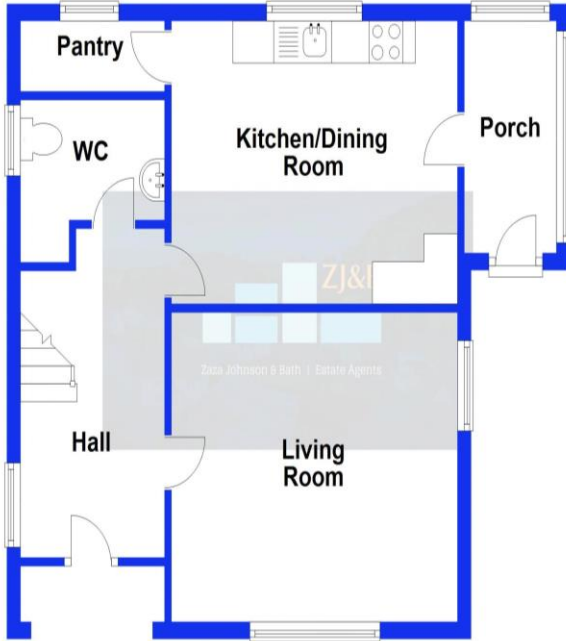
Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

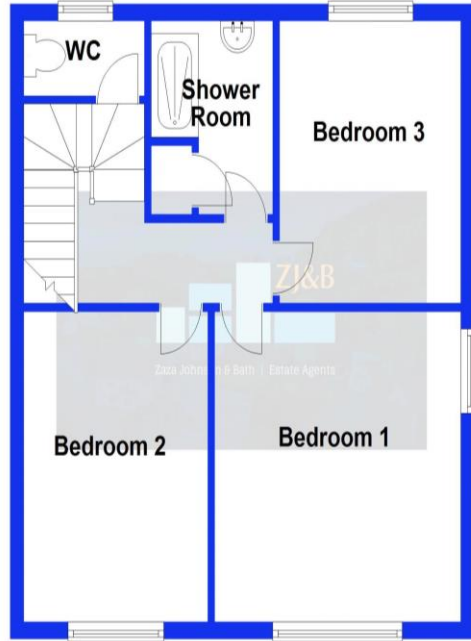
Ground Floor

Approx. 50.4 sq. metres (542.0 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



Total area: approx. 96.7 sq. metres (1040.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp
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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

Laurewood Wellesborough Halfway House, SHREWSBURY SY5 9EA	Energy rating F	Valid until: 1 November 2033 Certificate number: 9340-2449-2390-2807-8131
Property type	Detached house	
Total floor area	90 square metres	

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage