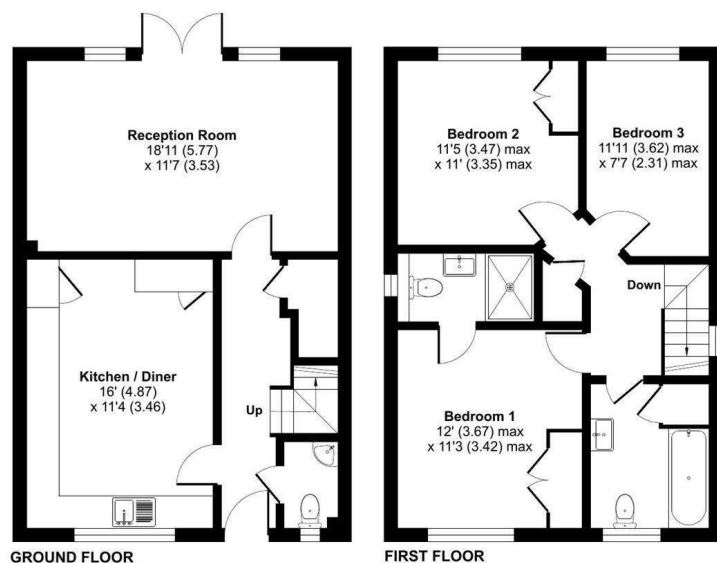


FOR SALE

17 Queensway, Nesscliffe, Shrewsbury, SY4 1BD

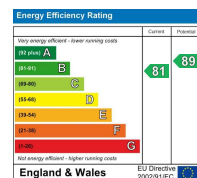


Approximate Area = 1074 sq ft / 99.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1291045

### Energy Performance Rating



**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.



01691 670 320

**Oswestry Sales**  
20 Church Street, Oswestry, SY11 2SP  
E: oswestry@halls.gb.com



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FOR SALE

Offers in the region of £340,000

17 Queensway, Nesscliffe, Shrewsbury, SY4 1BD

An attractively appointed and well-proportioned new-build detached house with parking for 2 cars and an easily manageable garden with patio, set in an attractive end cul-de-sac position adjoining open farmland, whilst having easy access to country walks and village amenities in Nesscliffe.



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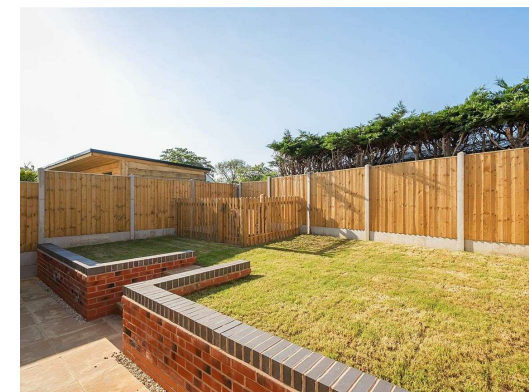
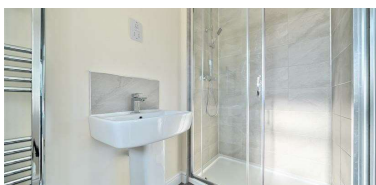
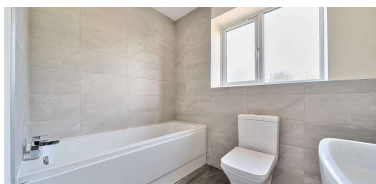
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- **New-build detached house**
- **Attractively designed layout**
- **Extensively equipped kitchen/diner**
- **3 good bedrooms, 2 bath/shower rooms**
- **Air source heating system, triple-glazed windows**
- **End cul-de-sac position adjoining farmland**

#### DIRECTIONS

From Oswestry, proceed south along the A5 and at the roundabout at the commencement of the Nesscliffe bypass, take the first exit heading for Nesscliffe. Travel for about 0.6 mile taking the first turning right, signed Kinton. Follow this lane all the way through to Kinton and carry on for about 0.7 miles to Wilcott and take the first turning left into Wilcott Avenue, then the first right into Queensway. Follow this road to the end and the property will be seen last on the left.

#### W3W

What3Words ///mull.tumble.clumped

#### SITUATION

The property is situated on the outskirts of the popular hamlet of Wilcott, a short distance from neighbouring village of Nesscliffe, which offers a range of basic amenities including pub/restaurant, convenience store and garage, church and primary school. There is also easy access to the nearby Nesscliffe hill and Cliffe Countryside Heritage Site, which offers some wonderful walks and spectacular views from the top. Wilcott has also ready access to a number of recognised walks and cycling routes.

Commuters will find that the property is well placed for easy access to the main A5 heading south to Shrewsbury (approx. 9 miles) and thereon Telford or north to Oswestry (approx. 9 miles).

#### DESCRIPTION

This appealing new-build detached house has only recently been completed to an attractive specification, whilst having the benefit of a ten-year warranty. The accommodation layout is traditional, leading off the reception hall is a useful ground floor cloak/WC. The adjacent kitchen/diner is particularly well-fitted out with storage units and a range of appliances and has ample space for a table. To the rear of the property is a generous sized lounge which features twin French doors and side windows which allows natural light to flood in to this room.

On the first floor there are 3 good size bedrooms with the principal bedroom having the benefit of an en-suite shower room and then the remainder are served by the family bathroom. The property benefits also from high energy efficiency and is equipped with an air source heating system, which is underfloor to the ground floor and radiators to the first floor, the system is also zoned between floors. Triple glazed windows have been installed and fitted carpets, together with luxury vinyl floor coverings are provided. The gardens are easily manageable and include lawns together with a patio and lovely views to the side over open farmland.

#### SCHOOLING

The area offers excellent educational opportunities, including St. Andrew's CE Primary School in Nesscliffe, The Corbet School in Baschurch and Shrewsbury Sixth Form College. It's an ideal choice for young families.

#### THE PROPERTY

##### RECEPTION HALL

With attractive wood effect vinyl floor covering, ceiling down lighters, useful understairs storage cupboard with wood effect vinyl floor covering. Staircase rising to the first floor.

##### GUEST WC

With attractive wood effect vinyl floor covering, Corner wash hand basin with tile splash, close couple WC.

#### KITCHEN/DINER

With attractive wood effect vinyl floor covering. Extensive fitted wood grain effect work surfaces with matching upstand and built-in granite effect one and a half bowl sink unit and BUILT-IN CERAMIC HOB UNIT with splash back and EXTRACTOR HOOD OVER. BUILT-IN ELECTRIC LOW-LEVEL DOUBLE OVEN. Extensive range of woodgrain effect grey coloured faced base and eye level cupboards with under unit lighting and drawer unit, INTEGRATED DISHWASHER, INTEGRATED WASHING MACHINE, INTEGRATED FRIDGE/FREEZER UNIT, INTEGRAL MICROWAVE OVEN. Ceiling down lighters, high-level TV point for the mounting of a wall TV. Cylinder cupboard containing modern hot water cylinder (pressurised system) and underfloor manifold system.

#### SPACIOUS LOUNGE

With high-level TV connection point. Double-glazed twin French doors with matching side windows leading out to the rear garden.

#### FIRST FLOOR

Landing with built-in storage cupboard, Access to loft space.

#### BEDROOM 1

With fitted double wardrobe, TV point, window aspect at the front with views out onto farmland. Ensuite shower room with attractive wood effect vinyl floor covering. Tiled shower cubicle with direct feed shower having rain head and handheld attachment. Glazed sliding door and screen. Pedals for wash hand basin with tile splash. Wall electric shaver socket.

#### BEDROOM 2

With fitted double wardrobe, TV point, rear window aspect.

#### BEDROOM 3

With rear window aspect.

#### BATHROOM

With attractive wood effect vinyl floor covering, panelled bath, tiled walls above, close couple WC with further part-tiled wall. Wash hand basin with tile splash. Electric shaver socket above. Chrome ladder radiator, ceiling down lighters. Fitted storage cupboard.

#### OUTSIDE

The property is approached off Queensway onto a block pavier/driveway parking with space for 2 cars. This area is partially bounded by brick walling and flagged pathway with steps rising to a further matching pathway. There are gated accesses down both sides of the house leading to the rear flagged patio with steps rising to a lawn, with a neat brick retaining wall. Fenced off compound area with gated access to the vaillant airsource heating unit.

To the rear of the property are external wall lights and a double power point.

#### GENERAL REMARKS

##### FIXTURES AND FITTINGS

Floor coverings including vinyl and fitted carpets are included in the sale.

##### SERVICES

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

##### TENURE

Freehold. Purchasers must confirm via their solicitor.

##### COUNCIL TAX/LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury SY3 8HQ, Council Tax Band C.

##### 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.

##### VIEWING

Strictly by appointment with the selling Agents, Halls, 20 Church Street, Oswestry, Shropshire SY11 2SP  
Tel: 01691 670 320