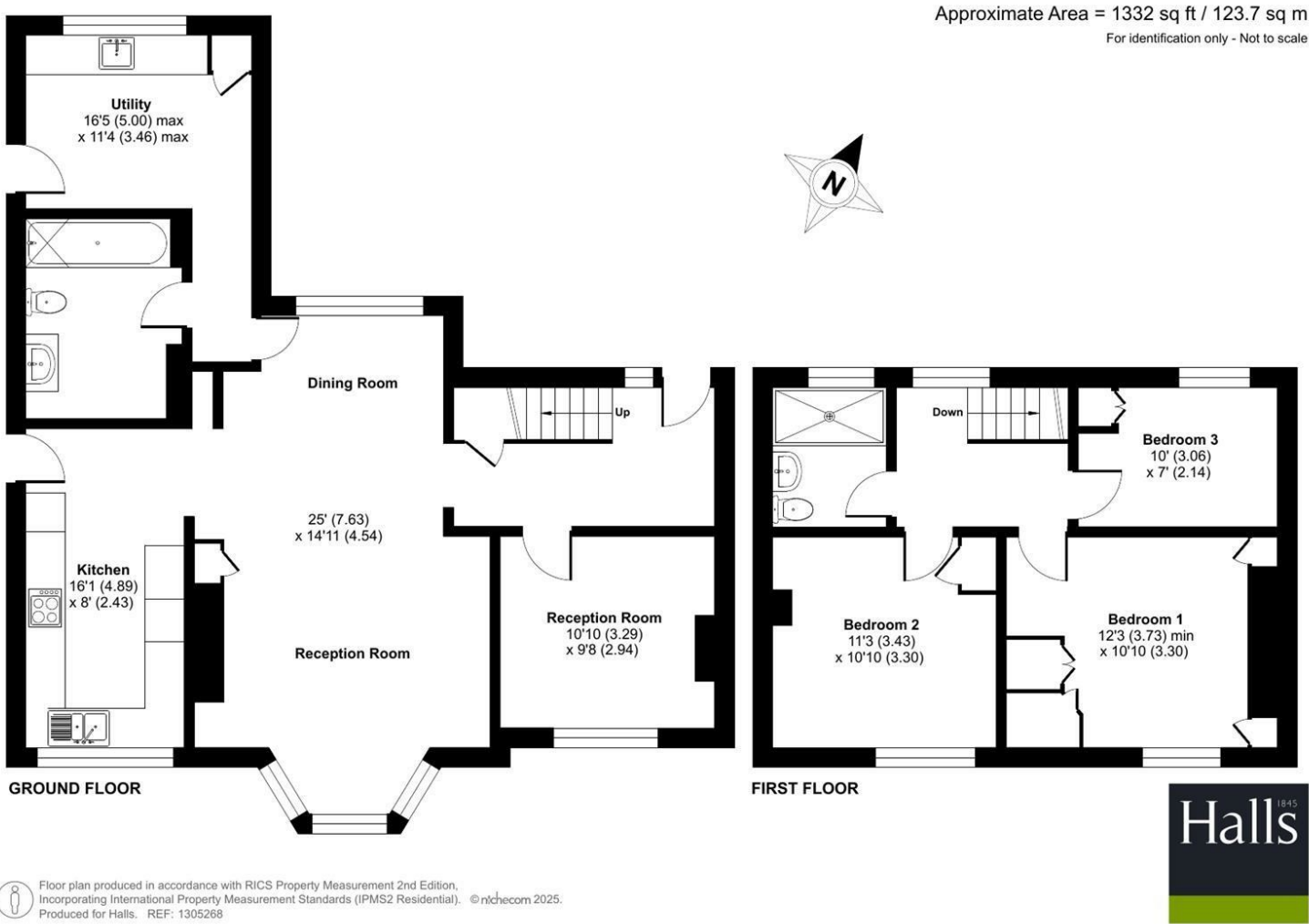


FOR SALE

7 Sunny Bank, Little Ness, Shrewsbury, SY4 2LQ



FOR SALE

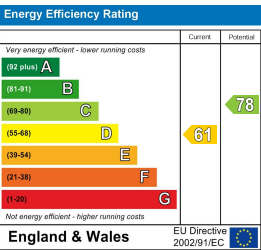
Offers in the region of £299,950

7 Sunny Bank, Little Ness, Shrewsbury, SY4 2LQ

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



An immaculately presented and extensively enhanced semi-detached country house, offering flexible family living in the picturesque hamlet of Little Ness.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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01691 670320



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Three well-proportioned bedrooms
- Modern kitchen and bathrooms
- Landscape gardens
- Generous parking
- Beautiful countryside views from every angle
- Sought-after rural village

DIRECTIONS

From Shrewsbury take the A5 northbound and after approximately 4 miles turn right at the Nesscliffe bypass roundabout. Proceed to the next crossroads, turning right signposted "Great Ness & Little Ness." Continue for around 1.2 miles, then turn left signposted "Little Ness, Ruyton & Vales Wood." After approximately 1.6 miles, at the T-junction, turn left. The property will be located a short distance along on the left-hand side, clearly identified by a Halls For Sale board.

W3W

///banter.lightens.diverts

DESCRIPTION

Halls are delighted with instructions to offer Sunny Bank in Little Ness.

This delightful home enjoys breath-taking views across open countryside, with spacious and tastefully updated interiors, landscaped gardens, and ample parking. The accommodation is arranged over two floors, offering up to three bedrooms including a versatile ground floor guest suite, multiple reception spaces, and a high-quality modern kitchen, perfect for modern family life or multigenerational living.

SITUATION

Little Ness is ideally located for buyers seeking the tranquillity of rural Shropshire, combined with accessibility to local amenities and transport routes. The village enjoys close proximity to highly regarded local schooling, including Baschurch's Corbet School, as well as access to the excellent independent and state schools of Shrewsbury. The surrounding countryside offers numerous walking, cycling and leisure opportunities, while commuters benefit from swift access to the A5/M54 and onward to the Midlands, North Wales and beyond.

SCHOOLING

The property lies within easy reach of a range of well-regarded primary and secondary schools in the surrounding Shrewsbury and Little Ness area. Local village schools such as Baschurch Primary and St John the Baptist C of E in Ruyton XI Towns are highly rated, while secondary education is well served by the popular Corbet School in Baschurch.

A selection of independent schools, including Shrewsbury School, Shrewsbury High School, Adcote School for Girls, and Packwood Haugh, are also within convenient travelling distance.

THE PROPERTY

A covered entrance porch opens into a welcoming reception hall with oak flooring, leading to the principal living spaces. The bright and spacious lounge enjoys a large bay window with countryside views and features a central fireplace with multi-fuel stove, ideal for cosy evenings. The adjoining dining area offers ample space for entertaining with lovely garden aspects.

The beautifully appointed kitchen is fitted with a comprehensive range of cabinetry, work surfaces, integrated appliances and tiled splashbacks, all enjoying uninterrupted views across the rear garden and fields beyond. A separate utility room offers further practicality.

A versatile family room/study sits to the rear and a ground floor utility complete with modern ensuite shower room.

Stairs from the hall lead to a bright first-floor landing. The principal bedroom offers generous fitted storage and far-reaching countryside views, while two further bedrooms provide comfortable family or guest accommodation. The family bathroom has been tastefully refitted with a contemporary suite including bath, rainfall shower over, WC and vanity basin.

OUTSIDE

The property enjoys mature, well-maintained gardens. To the rear is a large paved patio terrace, perfect for outdoor dining and entertaining, leading to a generous lawned area with mature trees, floral borders, and a timber garden shed/workshop. A gravelled gated driveway at the rear provides parking for several vehicles, while the front of the property features a raised lawn with attractive rockery and planting.

THE ACCOMMODATION COMPRISES:

Ground Floor: Entrance Hallway, Reception Room, Living Room/Dining Room, Kitchen, Utility Room, bathroom,
First Floor: Bedroom 1, Bedroom 2, Bedroom 3 and Family shower room

GENERAL REMARKS

SERVICES

Mains water, electricity and drainage are understood to be connected. Heating is provided by an oil-fired central heating system with a Worcester Greenstar boiler. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Shropshire County Council.

COUNCIL TAX

The property is currently banded in Council Tax Band C.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

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.