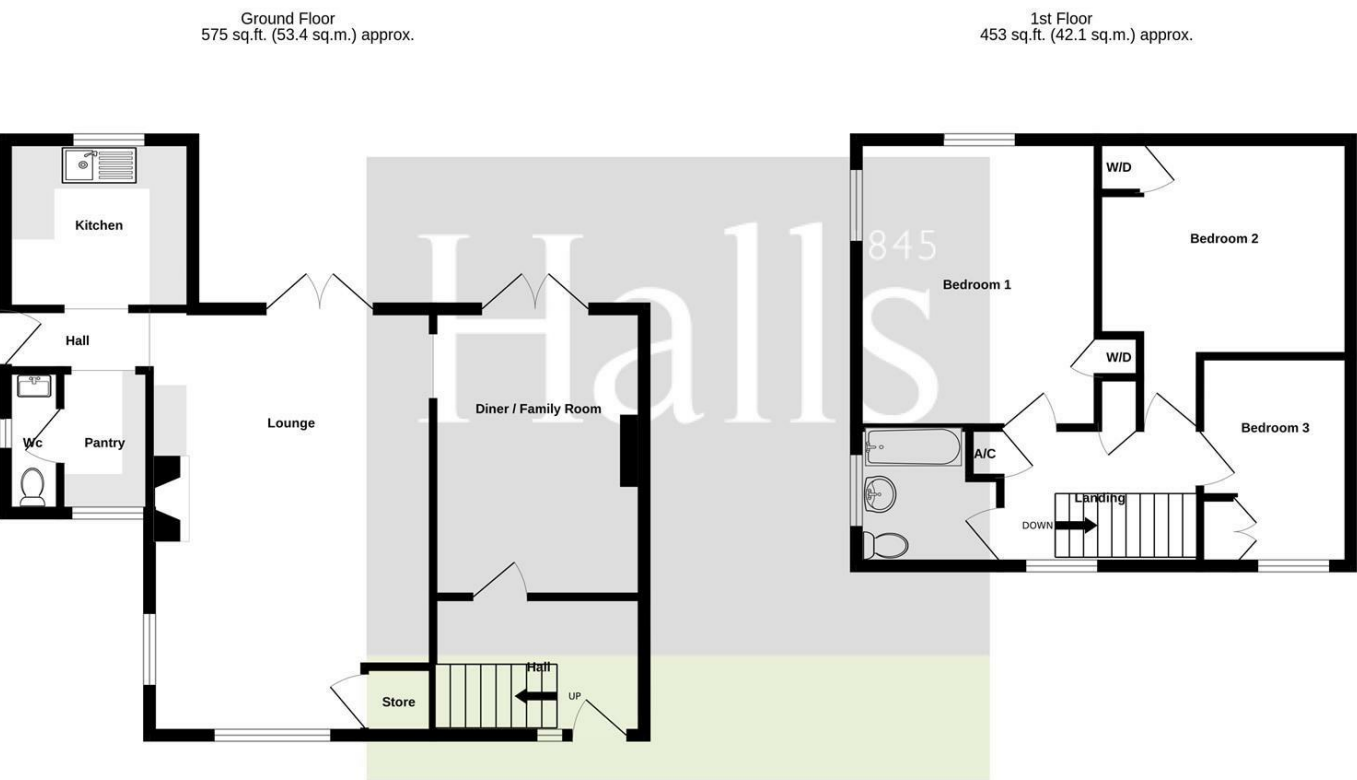


FOR SALE

12 Burleydam Road, Ightfield, Whitchurch, SY13 4BW



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

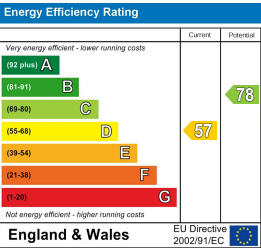
Offers in the region of £275,000

12 Burleydam Road, Ightfield, Whitchurch, SY13 4BW

**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



This spacious semi detached family home comprises entrance hall, dining room / family room, large lounge with log burner, kitchen, pantry and W.C. To the 1st floor are 3 spacious bedrooms and a family bathroom. There are generous gardens to the front, side and rear, parking for at least 4 cars and multiple sheds. The property has oil fired heating and double glazed windows.



01948 663 230

**Whitchurch Sales**  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurch@halls.gb.com



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FOR SALE

Whitchurch 5 miles, Market Drayton 8 miles, Shrewsbury 20 miles. All distances are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Spacious Semi Detached Home
- Village Location
- Hall, Living Room, Kitchen
- Dining / Family Room, W.C
- 3 Bedrooms & Bathroom
- Front & Rear Gardens
- Parking for at Least 4 Cars
- Viewing Recommended

**Location**  
The property is situated in the sought after small country village of Ightfield, being just under 5 miles from the large North Shropshire town of Whitchurch which has an excellent range of local shopping, recreational and educational facilities. There is a village pub and sports clubs in Calverhall which is about 1 mile away.

The larger towns of Shrewsbury, Telford, Crewe, Nantwich and Wrexham, plus the cities of Chester and Stoke are all within commuting distance. Whitchurch also provides a main line rail link, with regular services to Shrewsbury and Crewe.

**Brief Description**  
This wonderful and well loved home has been well taken care of over the years and is presented to an excellent standard. The property briefly comprises hall, living room, dining / family room, kitchen and pantry. To the 1st floor are 3 bedrooms and a family bathroom. The property has double glazed windows and oil fired heating. There are gardens to the front, side and rear of the property and ample off street parking.

**Accommodation Comprises**  
Upvc front entrance door with canopied porch opens into the

**Entrance Hall**  
Window to the front, stair case and radiator. Door through to the

**Dining / Family Room**  
13'3 x 9'9 (4.04m x 2.97m)  
Double glazed French doors to the rear garden and paved seating area, radiator and recess either side of the chimney breast. Opening through to the

**Lounge**  
19'9 x 13'2 (6.02m x 4.01m)  
Feature fire place with log burning fire, there are double glazed windows to the front and double glazed French doors to the rear garden and paved seating area. There is a door to a storage cupboard and doorway through to the side hall.

**Side Hall**  
6'8 x 2'9 (2.03m x 0.84m)  
Door to the side of the property and into the kitchen and pantry.

**Kitchen**  
8'7 x 7'9 (2.62m x 2.36m)  
Range of base and wall mounted units, work top surfaces and space for a range style electric cooker. There is a drainer sink unit, space for fridge freezer, space and plumbing for a dishwasher and washing machine. There is also a double glazed window to the rear garden.

**Pantry**  
6'8 x 4'1 (2.03m x 1.24m)  
Shelving units and double glazed window to the front. Latch door through to the

**Cloaks**  
White suite comprising low flush W.C, wash hand basin and radiator.

**1st Floor Landing**  
Stairs ascend from the hall to the 1st floor landing where there is a double glazed window to the front, door to linen store and door to the airing cupboard.

**Bedroom One (rear)**  
13'4 x 11'1 (4.06m x 3.38m)  
Windows to the rear and side of the property with great views. There is a radiator and door to airing cupboard.

**Bedroom Two (rear)**  
10' x 9'9 (3.05m x 2.97m)  
Double glazed window overlooking the rear garden, recess ideal for dressing table or wardrobe. Door to built in wardrobe and there is also a radiator.

**Bedroom Three (front)**  
9'6 x 6'8 (2.90m x 2.03m)  
Double glazed window to the front, radiator and cupboard above the stairs.

**Bathroom**  
White suite comprising panelled bath with electric shower above, wash hand basin and low flush W.C. There is a radiator and double glazed window.

**Outside**  
The property is accessed of Burleydam Road to a drive with parking for at least 4 cars and there is also a turning area. The front garden has lawns, paved area to the front of the house and flower borders. There is a path and gate that lead down the side of the house where there are useful storage sheds and behind those is a log and bin store. The main garden comprises enclosed paved seating area with pergola and raised flower beds. In the rear garden there is a large timber framed shed / workshop with power and lighting. Adjacent to this is a steel framed garden store shed.

**Viewing Arrangements**  
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230  
You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [onthemarket.com](http://onthemarket.com)  
WH1570 060125

**Directions**  
As you drive into Ightfield drive along Burleydam Road for about 300 metres and the property is located on the left hand side.

What 3 Words: tougher.soaks.nurtures

**Council Tax - Shropshire**  
The current Council Tax Band is 'C'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

**Services**  
We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

**Tenure - Freehold**  
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.