

1 Chapel View Cadney Lane Bettisfield Whitchurch SY13 2LU



4 Bedroom House - Detached
Offers In The Region Of £399,995

The features

- RECEPTION HALL WITH CLOAKROOM
- TWO RECEPTION ROOMS & CONSERVATORY
- THREE FURTHER BEDROOMS & BATHROOM
- GENEROUS PLOT WITH BEAUTIFUL GARDENS
- VIEWING HIGHLY RECOMMENDED
- KITCHEN BREAKFAST ROOM
- PRINCIPAL BEDROOM & EN SUITE
- DRIVEWAY AND GARAGE
- SOUGHT AFTER LOCATION
- EPC RATING D



This immaculately presented, superior detached family house, located in this sought after village of Bettisfield. Internal inspection is essential to appreciate the space and versatility of accommodation, comprising of reception hall with cloakroom, impressive lounge, excellent kitchen breakfast room with integrated appliances, dining room, conservatory, principal bedroom with en-suite shower room, three further double bedrooms, family bathroom, garage, driveway parking and generous sized enclosed rear garden. The property also benefits from oil central heating and double glazing.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular North Shropshire Village which is ideally placed for those commuting to the nearby Market Towns of Wem, Whitchurch and Ellesmere. The County Town of Shrewsbury is within easy access along with the A5/M54 motorway network.

RECEPTION HALL

Entrance door with side screen leads to Reception Hall with radiator and deep under stairs storage cupboard. Door to;

CLOAKROOM

With low flush WC and corner wash hand basin. Tiled splashback. Vinyl flooring and radiator.

LOUNGE

A fabulous room for entertaining with window to front, radiators and feature fire surround housing gas fire. Double doors opening to;

DINING ROOM

With radiator. Door to kitchen and glazed panelled doors to;

CONSERVATORY

being of brick and double glazed construction with lovely outlook over the gardens.

KITCHEN BREAKFAST ROOM

An excellent sized room fitted with range of units incorporating 1 1/2 drainer sink set into base cupboards. Further range of matching base units comprising cupboards and drawers with work surfaces over and having inset hob with cupboards below and integrated dishwasher. Built in double oven and grill with cupboards above and below and range of eye level wall units. Integrated fridge, freezer and washing machine. Ample space for dining table, window and door to the rear, radiator. Service door to garage.

From the reception hall stairs rise to FIRST FLOOR LANDING with window to front, airing cupboard, radiator and access to loft space.

PRINCIPAL BEDROOM

Fitted with a range of wardrobes, shelving and dressing table. Radiator and window to front.

EN SUITE SHOWER ROOM

Having shower unit with glass doors, WC and wash hand basin set to vanity unit, surround tiled to walls, radiator, window to side.

BEDROOM

With window to rear, built in fitted wardrobes and radiator.

BEDROOM

With window to front and radiator.

BEDROOM

With window to rear and radiator.

BATHROOM

with suite comprising panelled bath, shower cubicle, wash hand basin and WC suite. Complementary tiled surrounds, radiator. Window to the rear.

OUTSIDE

The property is set back from the road approached over driveway with parking and leading to the GARAGE. Gated side access leads to the delightful rear garden, which is of a good size and extensively to lawn with flower shrub and herbaceous beds. There is a generous paved sun terrace and further decked terrace. The garden is fully enclosed with fencing and hedging.

GENERAL

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water and electricity are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

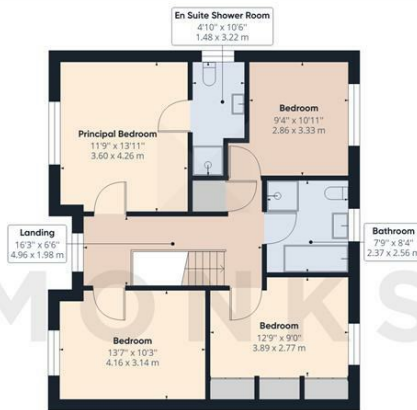
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Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1728.74 ft²
160.61 m²

(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.

GIRAFFE360



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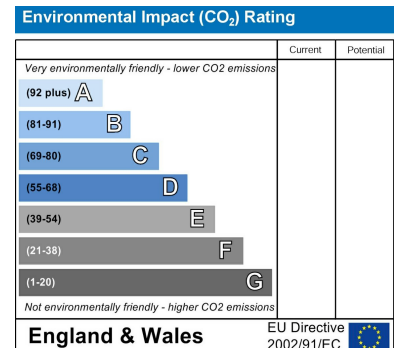
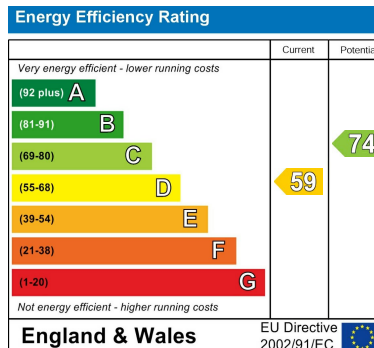
Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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