

Fairfield Noneley Road Loppington Shrewsbury SY4 5SR



5 Bedroom House - Detached
Offers In The Region Of £485,000

The features

- IMPRESSIVE 5 BEDROOM DETACHED FAMILY HOME
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- 5 GENEROUS BEDROOMS AND FAMILY BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- INTERNAL VIEWING HIGHLY RECOMMENDED
- SPACIOUS LOUNGE WITH FEATURE LOG BURNER
- LARGE UTILITY AND CLOAKROOM
- GARAGE AND DRIVEWAY WITH AMPLE PARKING
- ENVIABLE VILLAGE LOCATION
- EPC RATING D



***** EXCELLENT 5 BEDROOM HOME IN ENVIABLE VILLAGE LOCATION *****

An opportunity to purchase this impressive 5 bedroom detached home which has been modernised to provide contemporary spacious and versatile accommodation, perfect for a growing family.

Occupying an enviable position in the heart of this idyllic North Shropshire village, ideal for commuters with ease of access to Shrewsbury and the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge with feature log burner, fabulous open plan Living/Dining/Kitchen, good sized Utility, Cloakroom, 5 generous Bedrooms and family Bathroom.

The property has the benefit of central heating, double glazing, driveway with ample parking, garage and good sized rear garden which is ideal for those who love to entertain.

Internal inspection highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this much sought after village in Northern Shropshire, ideally placed for commuters with ease of access to the A5/M54 motorway network.

Loppington is a charming village which boasts an excellent restaurant/public house, vibrant village hall and 14th century church and is a short distance from the neighbouring market Town of Wem and village of Baschurch where there is excellent schooling. Also close to Shrewsbury and Whitchurch.

RECEPTION HALL

Covered entrance with composite door opening to the Reception Hall, naturally well lit by large window to the front, radiator and wooden floor covering.

LOUNGE

A good sized room with window overlooking the front. Chimney breast housing cast iron log burner, wooden floor covering, media point, radiator.

OPEN PLAN LIVING/DINING/KITCHEN

The perfect room for a growing family or those who love to entertain. The Kitchen is fitted with a range of bespoke, wooden fronted units incorporating single drainer enamel sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and space beneath for dishwasher and eye level wall units over. Additional run of base units and space and point for range style cooker with extractor hood over. Recessed ceiling lights, useful under stairs storage cupboard, window overlooking the garden. Opening through to DINING/CONSERVATORY being of brick and sealed unit double glazed construction with double opening French doors leading onto the garden and sun terrace. Tiled flooring throughout, radiators.

UTILITY ROOM

A good sized Utility with continuation of units comprising cupboards and drawers, tall shelved larder cupboard and space beneath for appliances. Radiator and boiler cupboard, personal door to Garage.

CLOAKROOM

With WC and window to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

BEDROOM 1

With window to the front, media point, radiator. Built in double wardrobe.

BEDROOM 2

With window to the rear, built in double wardrobe, radiator.

BEDROOM 3

With window to the front, radiator.

BEDROOM 4

With window to the rear, radiator.

BEDROOM 5

with window to the front, radiator. Built in storage cupboard.

FAMILY BATHROOM

with suite comprising panelled bath, shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is set back from the road, approached through brick pillared entrance over block paved driveway with parking for several cars and leading to the Garage with up and over door, power and lighting and personal door to the Utility. Side pedestrian access leads to the good sized enclosed rear garden which has been laid out for ease of maintenance to large paved sun terrace, perfect for dining alfresco and astro turfed lawn. To the rear is a raised decked sun terrace with covered pergoda. The garden is enclosed with wooden fencing and brick walling and offers a good level of privacy.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that mains water, electricity and drainage are connected. Oil Central heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - 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 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.

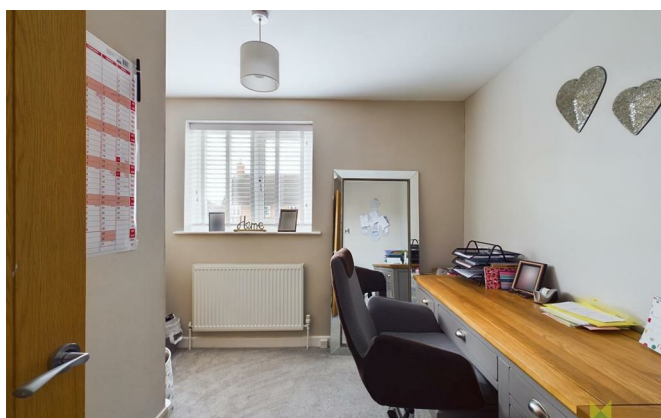
NEED TO CONTACT US

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.



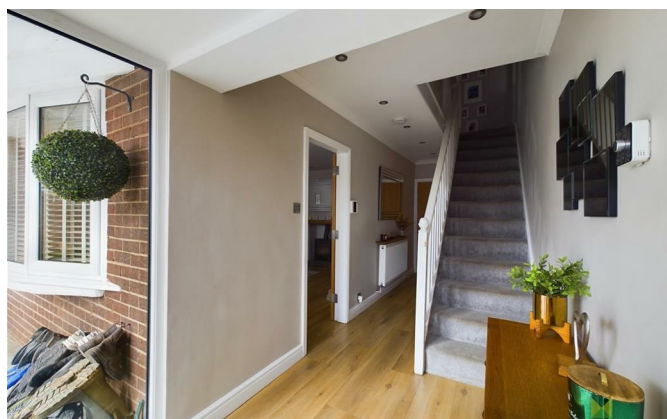


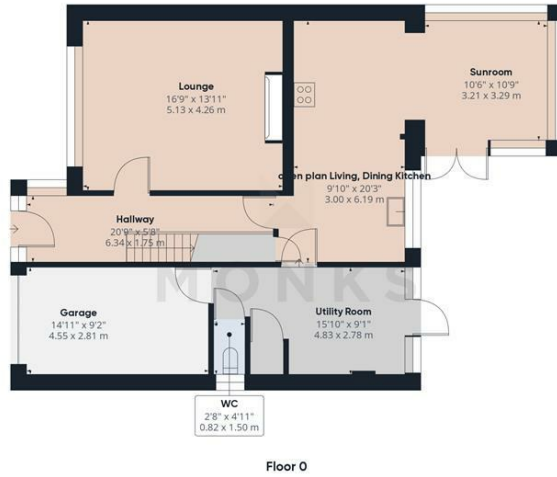
MONKS



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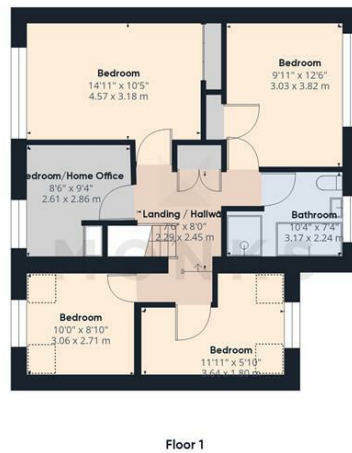
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Approximate total area[®]
 1692.22 ft²
 157.21 m²

Reduced headroom
 23.54 ft²
 2.19 m²



(1) Excluding balconies and terraces.

☐ Reduced headroom
 (below 1.5m/4.92ft)

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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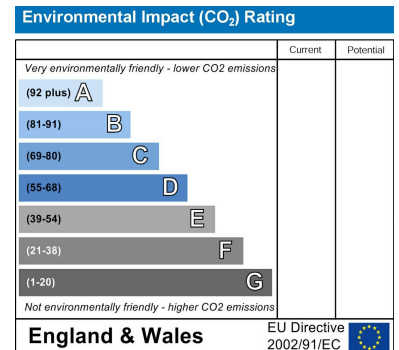
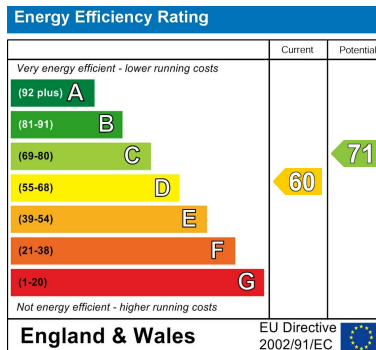
Wem office

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



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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