

# 8 Charleston Way Loppington Shrewsbury SY4 5US



**3 Bedroom House - Semi-Detached**  
**Guide Price £269,950**

## The features

- WELL-PROPORTIONED ACCOMODATION
- TURN KEY READY HOME
- CHARMING VILLAGE LOCATION
- SOLID OAK DOORS THROUGHOUT
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- FAMILY BATHROOM
- SPACIOUS KITCHEN
- OPEN PLAN LIVING/DINING ROOM
- EPC C



\*\*\* GENEROUSLY PROPORTIONED HOME IDEAL FOR FIRST TIME BUYERS OR THOSE DOWNSIZING \*\*\*

Well cared for under the current ownership, this spacious semi detached home was constructed in 2014 and offers comfortable space for everyday living. There is an excellent flow of light rooms all fitted with solid oak doors.

Occupying an enviable position in the heart of this idyllic North Shropshire village, ideal for commuters with ease of access to the A49 and A495 linking to Whitchurch, Ellesmere, Oswestry and Shrewsbury.

The accommodation briefly comprises Reception Hall, Living/ Dining Room, Kitchen, Cloakroom, Three bedrooms and a Family Bathroom.

The property has LPG gas central heating, double glazing, driveway with parking for two cars and an enclosed rear garden with side gate.

Internal inspection highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in an enclave of modern built dwellings within the idyllic North Shropshire village of Loppington with its thriving restaurant/public house, vibrant village hall and C15 Church. The nearby market Town of Wem and village of Baschurch both offer an excellent range of amenities and schooling with Shrewsbury and Whitchurch around 12 miles away respectively.

### RECEPTION HALLWAY

Laid to wood effect laminate flooring with entrance barrier matting.

### CLOAKROOM

With suite comprising WC and wash hand basin. Complementary tiled surrounds, radiator and window.

### KITCHEN

Attractively fitted with modern range of cream shaker style cabinetry under contrasting work surfaces incorporating 1.5 stainless steel sink with mixer taps. Further range of matching base units comprising cupboards with inset Neff 4 ring hob with extractor hood over and oven beneath. Space for free standing appliances and window to the front.

### LIVING/DINING ROOM

A wonderfully light room with windows and French doors onto the garden. Space for a dining room table and chairs along with a useful storage cupboard.

### FIRST FLOOR LANDING

With access to the loft and window to the side.

### PRINCIPAL BEDROOM

A generous double bedroom with window to the front.

### BEDROOM TWO

Another double room with window overlooking the garden.

### BEDROOM THREE

A single bedroom with window to the front and useful storage cupboard.

### FAMILY BATHROOM

With suite comprising panelled bath with mixer taps and electric shower over, wash hand basin and WC. Complementary tiled surrounds and window to the rear.

### OUTSIDE

The South-West facing garden is fully enclosed and

mainly laid to lawn for ease of maintenance with a terrace extending from the property providing a space for al fresco dining and entertaining. There is a pedestrian side gate with access onto the driveway which offers parking for two cars.

### GENERAL INFORMATION

#### 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, electricity and drainage are connected. LPF Gas central heating.

#### COUNCIL TAX BANDING

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

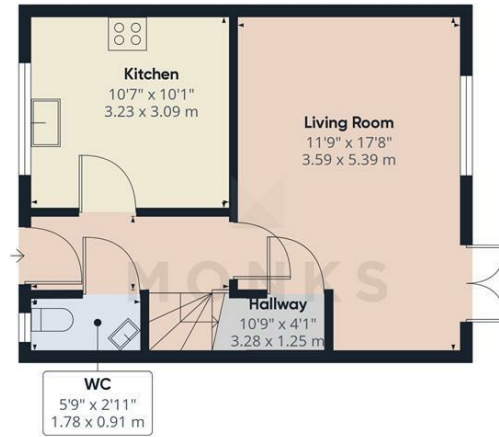
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



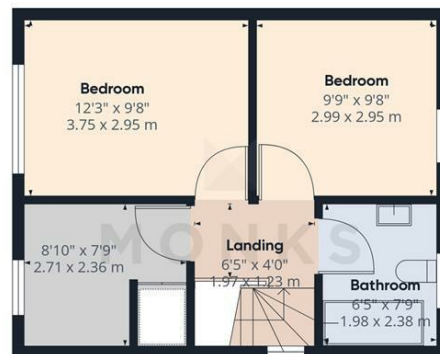
## 8 Charleston Way, Loppington, Shrewsbury, SY4 5US.

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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
736.14 ft<sup>2</sup>  
68.39 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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