



8 The Woodlands, Lilleshall.

Offers in the region of **£239,995**

Being situated at the head of a quiet cul-de-sac in a slightly elevated position, this mature 3 Bedroom semi-detached property is extremely spacious both inside and out and offers the next owner(s) an excellent opportunity to modernise it and create a beautiful family home on the periphery of the sought-after village of Lilleshall.

Briefly comprising Entrance Porch, Entrance Hallway, Lounge, Dining Room, Kitchen, Utility Room, Downstairs Wet Room, Rear Porch, 3 Bedrooms, Family Bathroom and Nursery/Study, there is ample storage space with a walk-in Store Room/Pantry downstairs and built-in wardrobes to all the Bedrooms upstairs. Externally there are good-sized gardens to the front and rear, driveway parking and a large lean-to shed to the side. Benefitting from uPVC D.G. throughout, a recently replaced electrical consumer unit and a gas C.H. boiler which has been serviced annually, it also offers No Upward Chain! Council tax band C, EPC Rating TBC.

8 The Woodlands Lilleshall Newport Shropshire

Property entered via part-glazed uPVC door into

Entrance Porch 4' 0" x 2' 0" (1.22m x 0.61m)
part glazed uPVC door into entrance hallway which provides access to downstairs rooms and stairs to first floor.

Lounge 16' 1" x 11' 0" (4.90m x 3.35m) (max)

Dining Room 15' 0" x 9' 8" (4.57m x 2.94m) (max)

Store Room 6' 3" x 5' 0" (1.90m x 1.52m)

Kitchen 10' 0" x 8' 2" (3.05m x 2.49m)

Utility Room 7' 0" x 7' 0" (2.13m x 2.13m)

Downstairs Wet Room 7' 4" x 4' 9" (2.23m x 1.45m)

Rear Porch 6' 3" x 2' 11" (1.90m x 0.89m)

Upstairs to
first floor landing which provides access to all Bedrooms and Family Bathroom. Door to airing cupboard containing hot water immersion tank. Loft hatch to loft space with ladder and light.

Bedroom 1 16' 6" x 9' 8" (5.03m x 2.94m) (max)
Built-in wardrobe.

Bedroom 2 10' 4" x 9' 8" (3.15m x 2.94m) (min)
Walk-in wardrobe.

Nursery/Dressing Room/Study 8' 10" x 8' 0" (2.69m x 2.44m)
(max - restricted head height)

Bedroom 3 10' 0" x 6' 6" (3.05m x 1.98m) (max)
Built-in wardrobe over stairs bulkhead.

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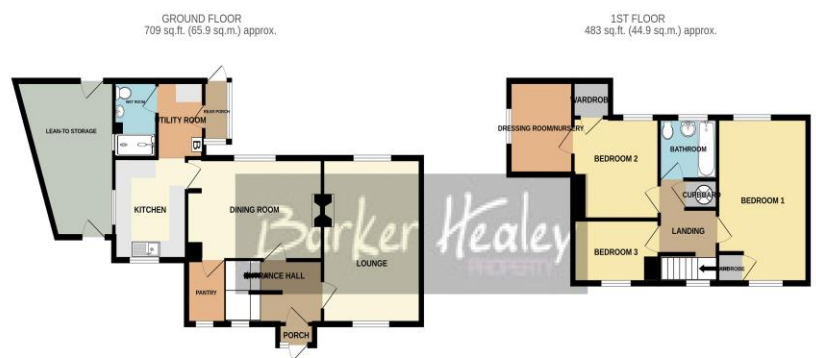
Family Bathroom 6' 4" x 5' 10" (1.93m x 1.78m)

Outside

To the front is a large garden with hedging to the perimeter and a concrete pathway to the property. A concrete driveway area is accessed via low level double gates.

To the side of the house is a large lean-to storage shed with pedestrian doors to the front and rear which allow access to the garden.

The back garden is set over split levels with an area of concrete hardstanding closest to the house. Lawned areas are interspersed with plants, shrubs, trees and paving.



Barker Healey

PROPERTY



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