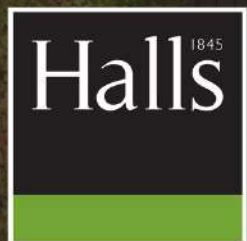




12 QUEENSWAY

NESSCLIFFE | SHREWSBURY | SY4 1BD





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Shrewsbury 9.1 miles | Oswestry 9.9 miles | Telford 24.1 miles
(all mileages are approximate)

AN ATTRACTIVE AND WELL PRESENTED SEMI DETACHED FAMILY HOME
OFFERING SUPERB ACCOMMODATION, LANDSCAPED GARDENS AND
GENEROUS DRIVEWAY PARKING SITUATED IN A DELIGHTFUL LOCATION.

An attractive family home
Well-proportioned accommodation
Impressive landscaped rear gardens
Generous frontage and driveway parking
Popular semi-rural location



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury, proceed North on the A5 and at the roundabout with the new bypass take the third exit signposted Nesscliffe. Proceed for a short distance and take the first turning left (at the cross roads) which is signposted Wilcott, Pentre, Meverley. Continue over the bypass and take the first right turn signposted Wilcott/Kinton. Follow this road for a short distance and turn right for Kinton and then take the first right turning and proceed into Queensway where the property will be seen on the left hand side after a short distance.

SITUATION

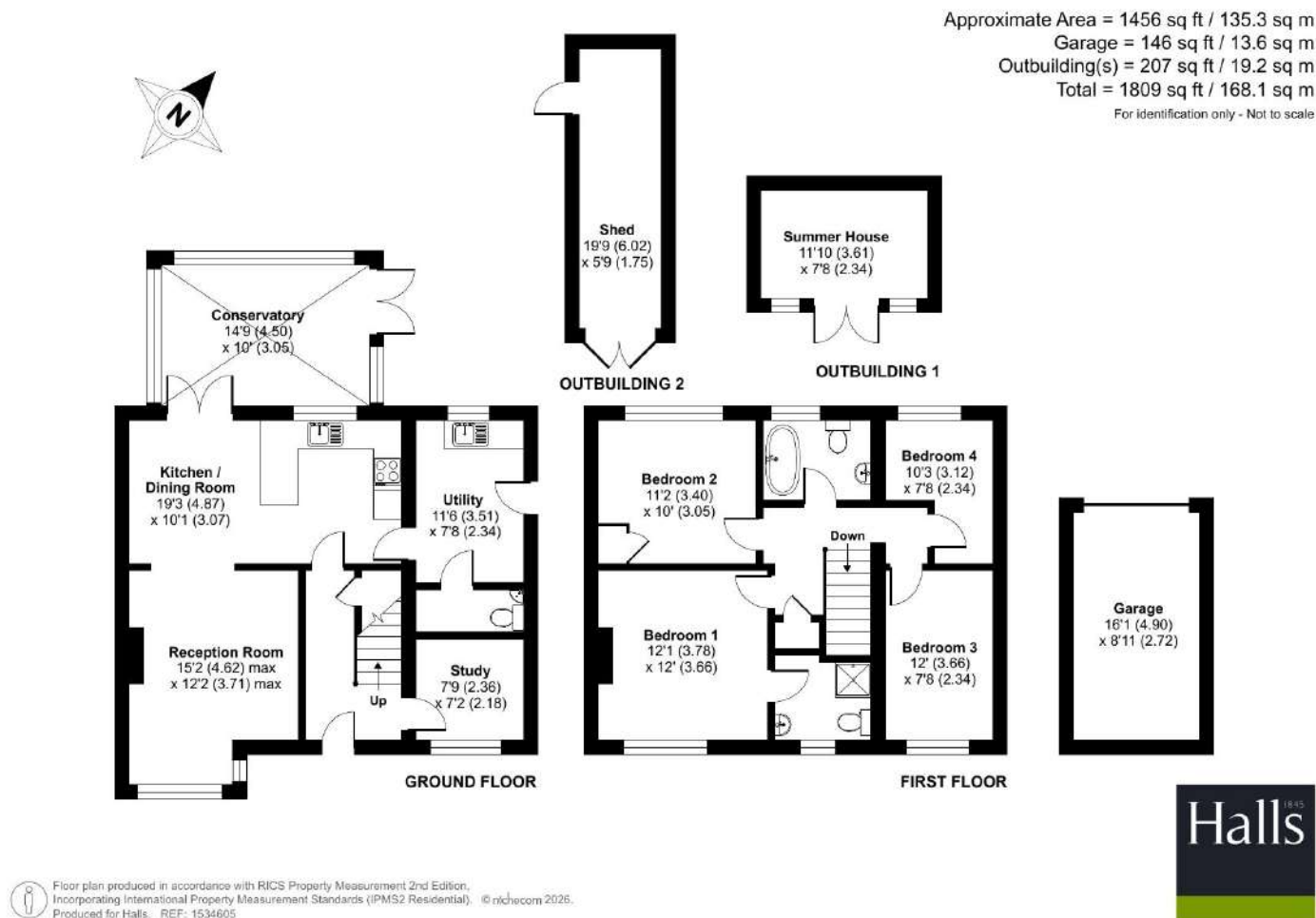
The property is situated on the outskirts of the popular hamlet of Wilcott, a short distance from the neighbouring village of Nesscliffe, which offers a useful range of local amenities including a pub/restaurant, convenience store, garage, church and primary school.

The surrounding countryside is a particular attraction, with nearby Nesscliffe Hill and Cliffe Countryside Heritage Site providing a wonderful choice of walks, woodland trails and spectacular views from the summit. Wilcott is also well placed for access to a number of recognised walking and cycling routes, making this an appealing location for those wishing to enjoy the benefits of semi-rural living.

For commuters, the property is conveniently positioned for access to the A5, providing routes south towards Shrewsbury, approximately 9 miles away, and onwards to Telford and the wider motorway network, or north towards Oswestry, also approximately 9 miles away.

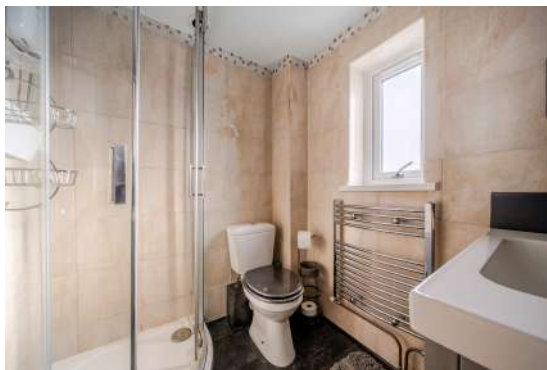
PROPERTY

12 Queensway is an attractive and well-presented semi-detached family home offering wonderfully proportioned and flexible accommodation arranged over two floors. The property occupies a particularly appealing semi-rural position on the outskirts of the popular hamlet of Wilcott, combining the benefits of a peaceful setting with convenient access to nearby village amenities and excellent road links.



The accommodation is ideally suited to modern family living, with the open-plan kitchen/dining/sitting room providing an impressive hub of the home. This sociable space offers an excellent environment for everyday family life and entertaining, complemented by a large utility room, separate WC and conservatory, which provides an additional reception area with views across the gardens.

The first floor offers four well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom. The layout also offers flexibility for those requiring an additional bedroom, home office or dedicated hobby space, subject to individual requirements.



OUTSIDE

The property continues to impress, with a generous frontage providing extensive driveway parking and particularly attractive landscaped rear gardens. These provide a wonderful outdoor setting for relaxation, family activities and al fresco entertaining.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



