



ORCHARD VILLA

162B ELLESMERE ROAD | SHREWSBURY | SY1 2RQ





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Close to town amenities.

AN IMPRESSIVE FAMILY HOME, OFFERING A WONDERFUL LIVING SPACE
AND BEAUTIFULLY APPOINTED ACCOMMODATION, WITH DOUBLE
GARAGE AND LOVELY GARDENS.

Sought after and convenient location
Versatile layout ideal for modern living
Accommodation over 3 floors
Gated driveway and double garage
Beautiful landscaped gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury Town Centre proceed along Smithfield Road staying in the left hand lane and follow this round onto Coton Hill. Proceed straight through the traffic lights staying on the Ellesmere Road and continue along through the area of Greenfields. After passing Cedar Drive on the left hand side the property will be found after a short distance on the right hand side.

SITUATION

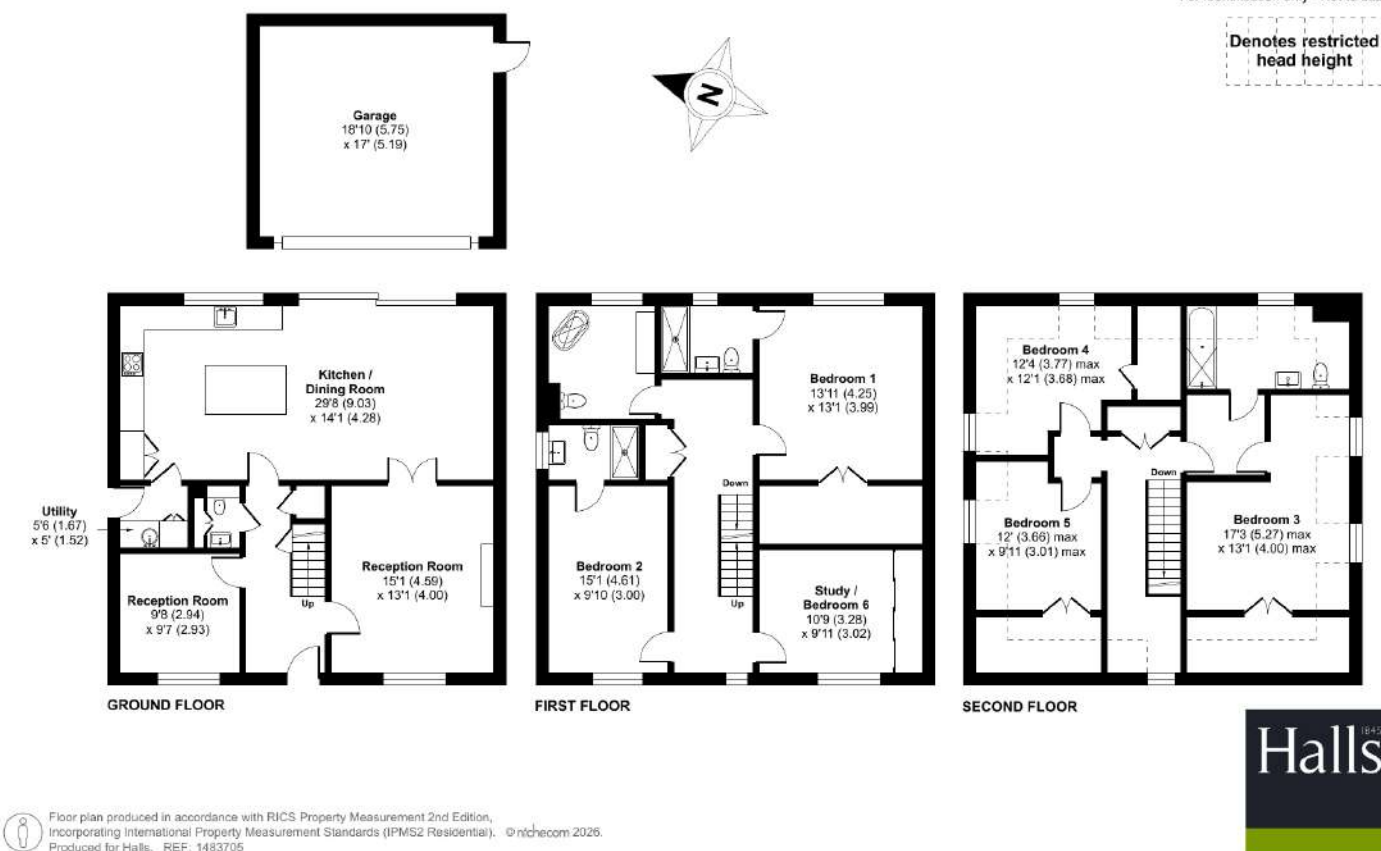
The property, which is most conveniently placed for access to Shrewsbury town centre which is within walking distance. Locally there are a number of amenities including a general store and post office, together with a primary school, whilst Shrewsbury town centre offers a more comprehensive range of shopping, social and leisure facilities along with a rail service. Commuters will be pleased to note that easy access can be gained onto the A5 and onto the M54 motorway towards Telford.

PROPERTY

A magnificent Georgian-style detached residence, constructed just eight years ago to an exceptional specification, offering over three floors of beautifully appointed accommodation perfectly suited to modern family living. Combining timeless architectural elegance with contemporary luxury, this outstanding home occupies a private setting behind electric gates and is complemented by superb landscaped gardens.

The property benefits from an extensive range of premium features including zoned gas central heating, underfloor heating throughout the ground floor and all bath/shower rooms, high-quality fixtures and fittings, and beautifully presented interiors throughout.

The welcoming reception hall immediately sets the tone, featuring engineered oak parquet flooring which continues through much of the ground floor. There are



two versatile reception rooms comprising an elegant sitting room and a study/playroom, providing flexible space for both family life and home working.

Undoubtedly the heart of the home is the stunning open-plan living dining kitchen, thoughtfully designed to create the perfect environment for everyday living and entertaining. Fitted with bespoke dual-colour soft-close cabinetry, extensive quartz work surfaces and a substantial central island, the kitchen combines

practicality with sophisticated style. A comprehensive range of integrated appliances includes double ovens, a combination microwave oven, and full-height fridge and freezer units. Feature bi-folding doors flood the space with natural light and seamlessly connect the interior with the rear sun terrace and gardens beyond.

Completing the ground floor are a well-appointed utility room and guest WC.



To the first floor, the impressive principal suite comprises a generous double bedroom, walk-in dressing room and luxurious en-suite shower room featuring a large walk-in shower enclosure with drench-head and handheld shower fittings. Bedroom two is another spacious double room with its own contemporary en-suite shower room, whilst the study/bedroom six benefits from fitted wardrobes. The immaculate family bathroom is beautifully appointed with a panelled bath complemented by a freestanding tap, twin wash hand basins set within a bespoke vanity unit, and high-quality sanitaryware.

The second floor provides three further versatile bedrooms, all benefiting from useful walk-in storage, with one ideally suited as a home office or study. A further bathroom serves this floor, making it ideal for larger families or visiting guests.



OUTSIDE

Externally, electric remote-controlled gates open onto a substantial private driveway providing extensive parking and access to the detached double garage with electric door.

The beautifully landscaped gardens are predominantly positioned to the rear and have been thoughtfully designed to create a private outdoor sanctuary. An extensive Indian sandstone sun terrace provides the perfect setting for al fresco dining and entertaining, enhanced by an electric sun awning. Well-stocked herbaceous borders, mature trees and carefully maintained planting create

year-round interest, whilst an impressive summerhouse with power and lighting offers additional recreational or workspace potential.

A truly exceptional family home, combining classic Georgian-inspired architecture with outstanding contemporary living accommodation in one of the area's most desirable residential locations.

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

Mains water, electricity, gas and drainage are understood to be connected. 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 - G



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

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.

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. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own 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 £30 (including VAT) per purchaser.



