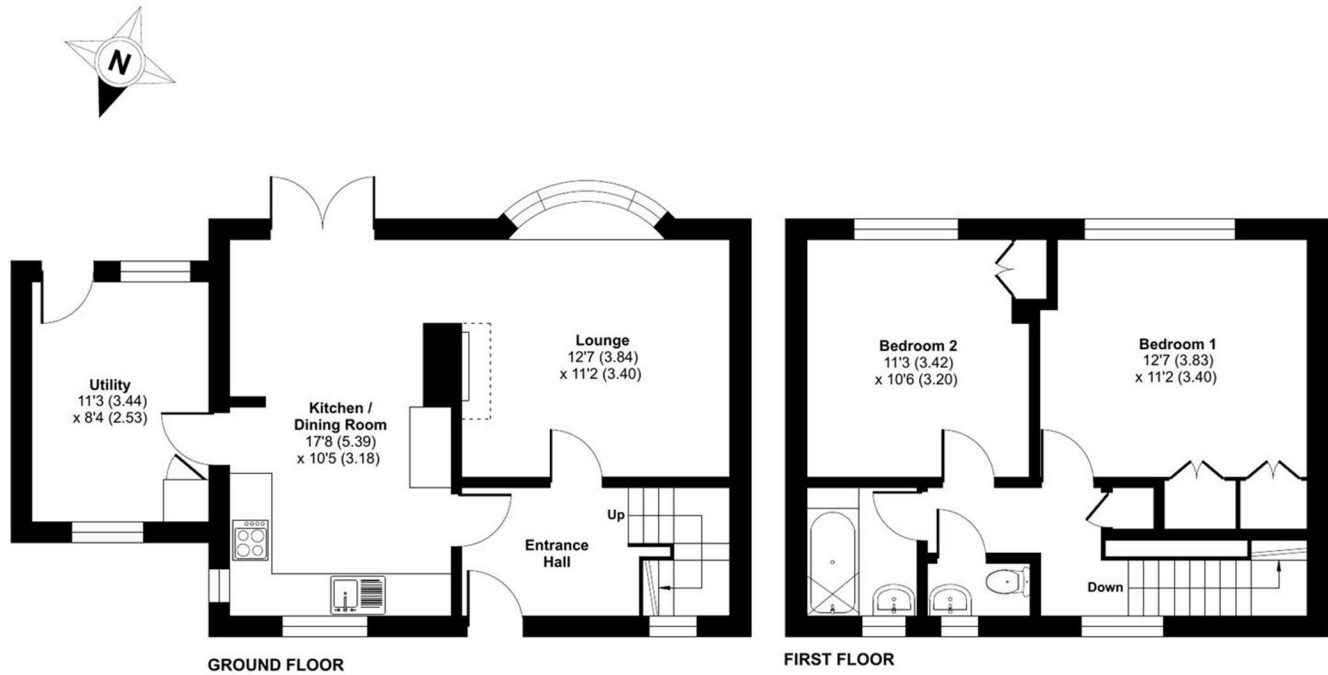


FOR SALE

8 Queensway, Nesscliffe, Shrewsbury, SY4 1BD



Approximate Area = 946 sq ft / 87.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Halls. REF: 1384890



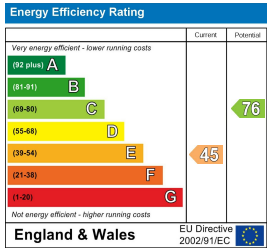
FOR SALE

Offers in the region of £225,000

8 Queensway, Nesscliffe, Shrewsbury, SY4 1BD

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A lovely two bedroom semi-detached family home, with well proportioned and well presented accommodation set over two floors, positioned in a wonderful semi rural location.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@halls.gb.com



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MILEAGES: Shrewsbury 9.1 miles, Oswestry 10 miles, Telford 24.1 miles. All mileages are approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Popular location
- Two bedrooms on the first floor with a family bathroom
- Kitchen/dining room
- Impressive sitting room
- Beautiful and expansive southerly facing rear gardens
- Potential for updating and extension (subject to the necessary planning permission)

DIRECTIONS
What3words: ///kickers.stables.decanter

From Shrewsbury, proceed north along the A5 and at the roundabout at the commencement of the Nesscliffe bypass, take the third exit heading for Nesscliffe. Travel for about 0.6 mile taking the first turning right, signed Kinton. Follow this lane all the way through to Kinton and carry on for about 0.7 miles to Wilcott and take the first turning left into Wilcott Avenue, then the first right into Queensway. Follow this road and the property will be seen on the right hand side.

SITUATION
The property is situated on the outskirts of the popular hamlet of Wilcott, a short distance from neighbouring village of Nesscliffe, which offers a range of basic amenities including pub/restaurant, convenience store and garage, church and primary school. There is also easy access to the nearby Nesscliffe hill and Cliffe Countryside Heritage Site, which offers some wonderful walks and spectacular views from the top. Wilcott has also ready access to a number of recognised walks and cycling routes.

Commuters will find that the property is well placed for easy access to the main A5 heading south to Shrewsbury (approx. 9 miles) and thereon Telford or north to Oswestry (approx. 9 miles).

DESCRIPTION
Situated on a large and well established plot, 8 Queensway is a spacious and particularly appealing two bedroom semi-detached house, with scope to extend to the side. The property is situated within this picturesque rural location which will be of interest to a number of buyers and is offered for sale with NO ONWARD CHAIN.

The accommodation in brief includes a reception hall, bay fronted sitting with lovely views over the gardens and countryside beyond, a front to back kitchen/dining room with a good-sized utility off it. French doors lead from the dining area to the rear patio and expansive gardens beyond.

On the first floor there are two double bedrooms both benefitting from wonderful countryside views, a family bathroom and separate WC.

OUTSIDE
To the front of the property there is lawned gardens and a paved pathway that gives access to front door.

To the rear, there is a paved patio with timber pergola, tiered lawned gardens, a large garden shed, well stocked borders containing a variety of trees, shrubs, plants and bushes.

GENERAL REMARKS
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.