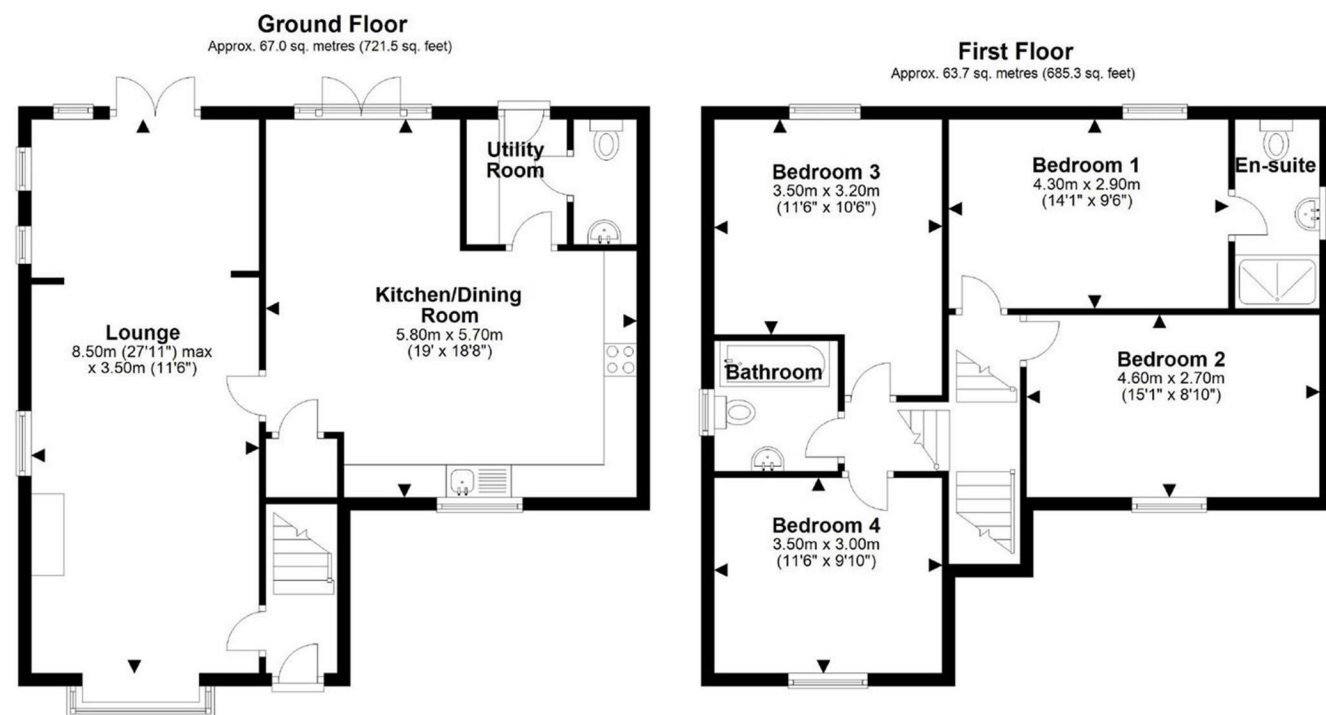


FOR SALE



The Coach House, Annscroft, Shrewsbury, SY5 8AN



Total area: approx. 130.7 sq. metres (1406.7 sq. feet)



FOR SALE

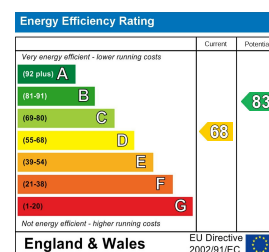
Offers in the region of £485,000

The Coach House, Annscroft, Shrewsbury, SY5 8AN

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 most desirable individual detached family home, providing well proportioned accommodation, set with generous driveway parking area and large gardens in a highly sought after rural locality.



01743 236444

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

MILEAGES: Shrewsbury 4.9 miles, Telford 18.3 miles. All mileages are approximate.



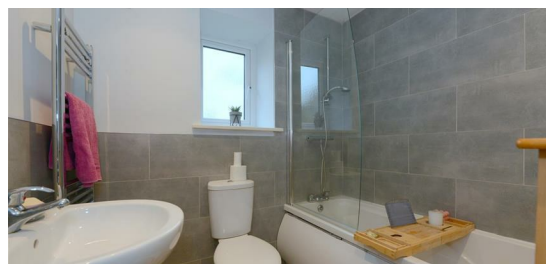
1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Popular & convenient location
- Well proportioned rooms
- Neatly appointed
- Large driveway
- Feature generous gardens
- Superb patio entertaining area

ENTRANCE PORCH

Panelled part glazed entrance door leading to:-

ENTRANCE HALL

With staircase to first floor.

LIVING ROOM

Feature fireplace with panelled surround and inset tiling. Beamed ceiling, twin glazed french doors out to the rear garden with attractive outlook.

OPEN PLAN KITCHEN DINER

Providing an attractive range of eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a ceramic sink unit and drainer with mixer tap over. Smeg range cooker with double oven and grill and 5 ring gas hob. Under cupboard lighting, ceiling downlighters, integral dishwasher, integral fridge freezer. Part tiled walls and tiled splash, built in under stair storage cupboard. Twin glazed French doors with full length side panels offering a lovely aspect and access out to the rear patio and gardens beyond.

UTILITY ROOM

With fitted worktop, space and plumbing for washing machine, space for tumble dryer, Ideal gas fired central heating boiler, panelled part glazed UPVC door to rear. Door to:-

GUEST WC

With low level WC, pedestal wash hand basin.

SPLIT LEVEL LANDING

Doors off and to:-

BEDROOM ONE

With lovely aspect over the rear gardens and door to:-

EN-SUITE SHOWER ROOM

Providing a white suite, comprising low level WC, pedestal wash hand basin and shower cubicle with wall mounted electric shower, inset tiling, sliding splash screen, part tiled walls and tiled splash, heated towel rail.

BEDROOM TWO

Access to loft space.

BEDROOM THREE

Access to loft space, pleasant aspect over rear gardens.

BEDROOM FOUR

BATHROOM

Providing a white suite, comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over, part tiled walls and tiled splash, splash screen, ceiling downlighters, extractor fan, heated towel rail.

OUTSIDE

The property is approached over a generous tarmac driveway, which provides ample parking for numerous vehicles.

GARDENS

To the front the gardens offer attractively maintained lawns with low maintenance borders. The majority of the gardens are located to the rear and these are a particular feature. Adjacent to the kitchen diner and living room is a feature large sun terrace, entertaining area ideal for alfresco dining with external double power socket. Timber storage shed and garden store. A timber bridge extends over the free flowing stream, leading to two sections of garden, with the first part being extensively laid to lawn, with a gate leading to a natural area, containing a variety of specimen trees.

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 sale particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating system. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS

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