



3 WESTON WHARF

WESTON LULLINGFIELDS | SHREWSBURY | SY4 2AW





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Shrewsbury 11.1 miles | Oswestry 13.3 miles | Telford 24.2 miles
(all mileages are approximate)

AN INCREDIBLY CHARMING AND BEAUTIFULLY UPDATED HOME,
OFFERING CHARACTERFUL ACCOMMODATION, A SUPERB DETACHED
GARDEN ROOM AND LANDSCAPED GARDENS.

Beautifully updated throughout
Idyllic and private setting
Fabulous recently fitted modern kitchen
Superb detached garden room with bi-fold doors
Beautifully landscaped, low-maintenance rear gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words [///drive.weeknight.voice](#)

From the centre of Weston Lullingfields by the monument, take the quiet country lane in the direction of Weston Wharf for approximately 0.2 of a mile and the property will be located on the left hand side.

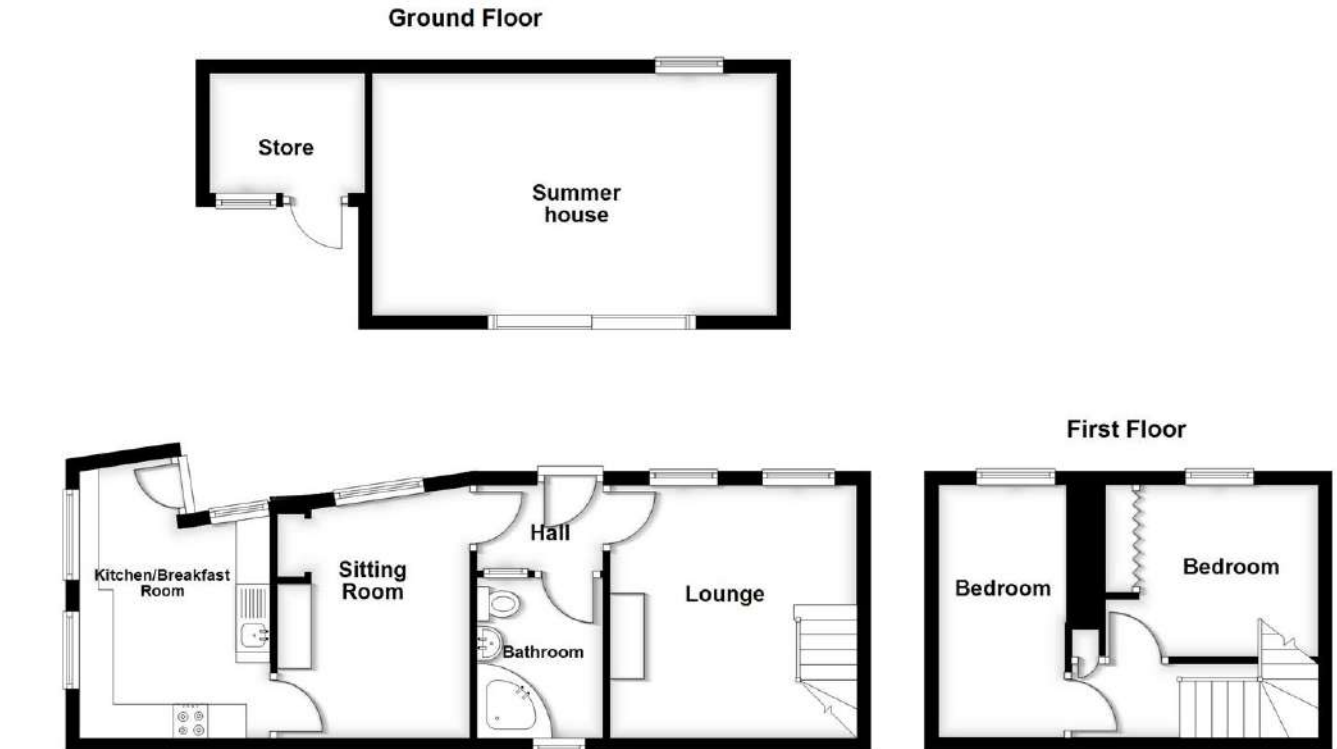
SITUATION

Weston Lullingfields is a peacefully situated rural village set amongst the well-renowned Shropshire countryside; conveniently located between the larger village of Baschurch and the lakeland town of Ellesmere, both of which offer a range of amenities, to include Schools, Supermarket, Medical Facilities, and a range of independent shops. Weston Lullingfields is also well placed for access to the county town of Shrewsbury, as well as Wrexham and Chester, all of which provide a more comprehensive range of amenities of all kinds.

PROPERTY

3 Weston Wharf is a particularly special property, combining an abundance of charm and character with beautifully updated accommodation and a wonderful detached garden room. Situated in an idyllic and private location, this attractive home offers a delightful environment for those seeking a characterful property with a more contemporary feel.

The ground floor provides well-proportioned and inviting accommodation, with two reception rooms comprising the sitting room and separate snug, both contributing to the character and flexibility of the home. A particular highlight is the fabulous recently fitted modern kitchen, which has been thoughtfully designed with an excellent range of integrated appliances, creating a stylish and practical space for everyday living.



On the first floor, there are two bedrooms served by a family bathroom, with the overall layout ideally suited to a range of purchasers, whether seeking a permanent home or an appealing retreat.



OUTSIDE

The property continues to impress, with a beautifully landscaped and low-maintenance rear garden providing an attractive setting in which to relax and entertain. A particularly notable feature is the substantial detached garden room, complete with bi-fold doors, offering an excellent additional space with considerable versatility for use as a home office, studio, hobby room or further entertaining area.

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 - B



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 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.



