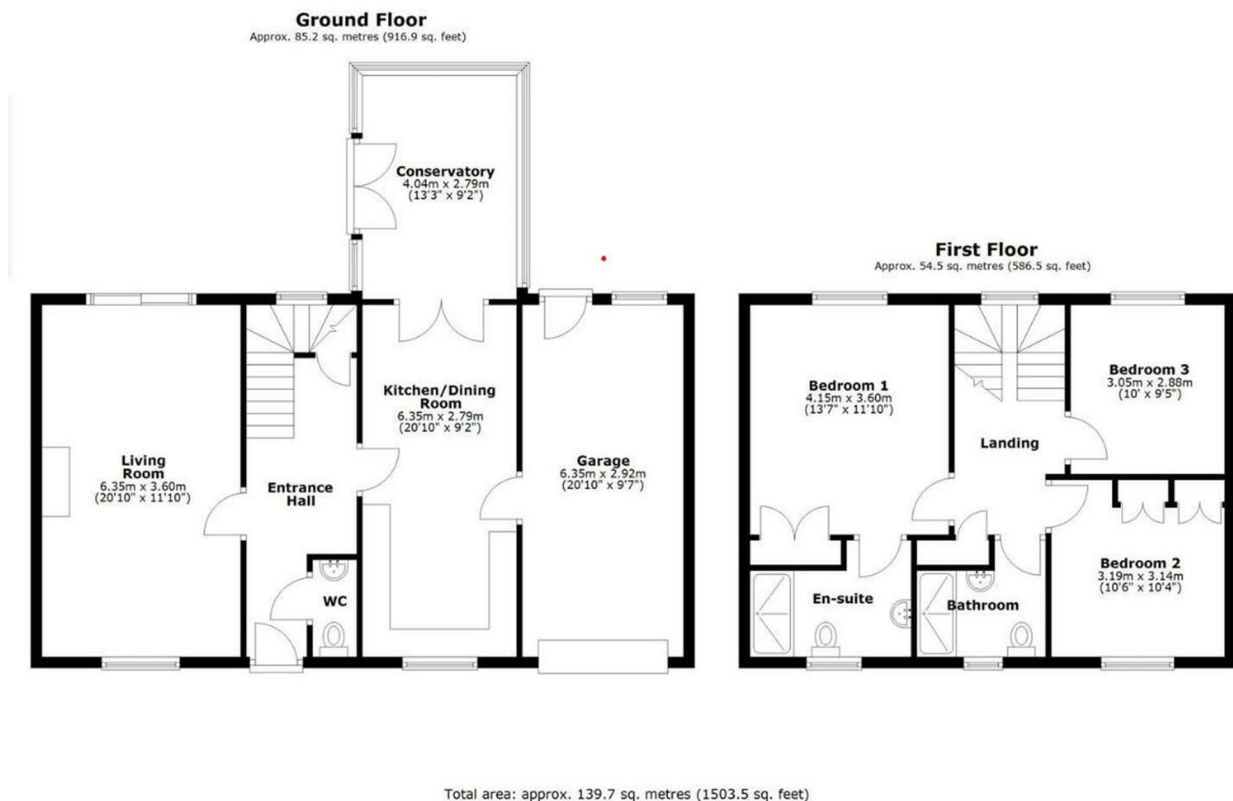


FOR SALE



Mountain Ash Old School Lane, Halfway House, Shrewsbury, SY5 9EA



FOR SALE

Offers in the region of £340,000

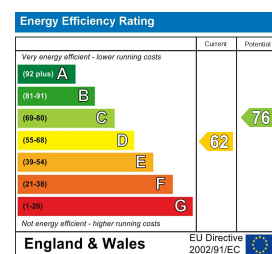
Mountain Ash Old School Lane, Halfway House, Shrewsbury, SY5 9EA

A beautifully presented modern family home, with superb living and entertaining accommodation and lovely private gardens .

**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,

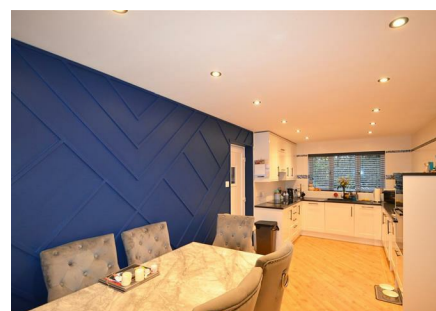
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

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



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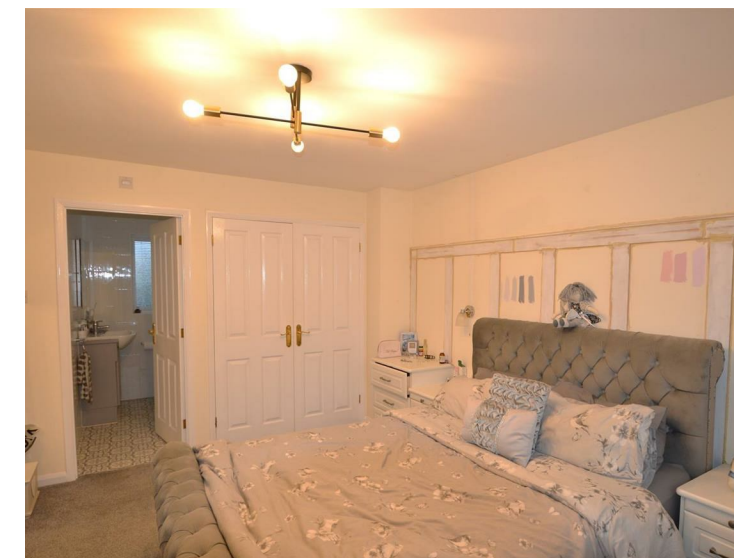
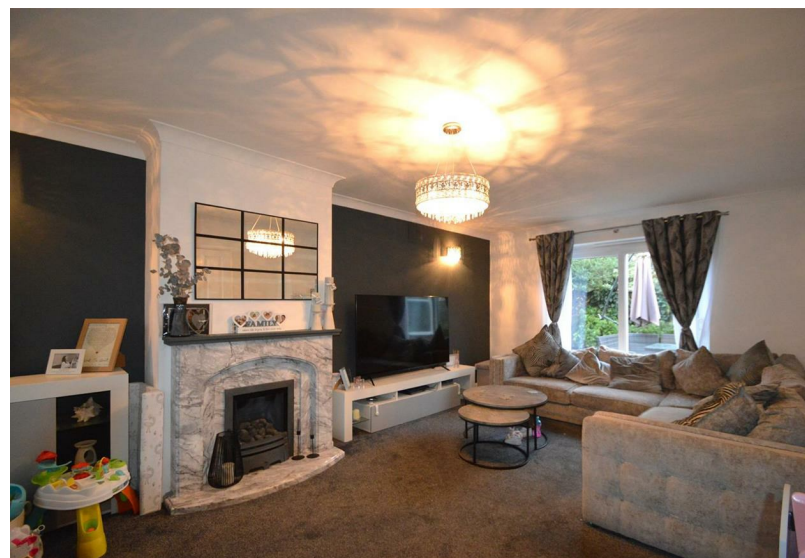
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Convenient location
- Open plan kitchen/dining room
- Impressive living room
- Well proportioned rooms
- Driveway and garage parking
- Private gardens

#### DESCRIPTION

An updated and improved modern detached family home offering well-proportioned and well laid out accommodation throughout. The property has a superb open plan kitchen/dining area with doors leading to the conservatory. The main living room is a wonderful entertaining space. Mountain Ash also benefits from a landscaped private rear garden. Planning permission has been granted for a loft conversion to create a large double bedroom with dressing area and en-suite.

#### ACCOMMODATION

##### ENTRANCE HALL

Good sized entrance hall with cloakroom, under stairs storage and turning staircase to spacious landing.

##### KITCHEN/DINING ROOM

Lovely open plan kitchen/dining room, complete with integrated appliances and granite work surfaces.

##### CONSERVATORY

Extended conservatory which also has glazed doors onto the garden.

##### LIVING ROOM

Front to back living room with feature fireplace and glazed double doors onto the rear garden.

##### BEDROOM ONE

With built in wardrobes and an en-suite shower room.

##### BEDROOM TWO

##### BEDROOM THREE

##### FAMILY SHOWER ROOM

##### INTEGRAL GARAGE

##### OUTSIDE

To the front, the garden is mostly laid to lawn. There is also a private driveway with access to the garage. To the rear there are landscaped gardens, with lawned areas, a space for a trampoline and a patio area for alfresco entertaining.

##### 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 connected with oil fired central heating. None of these services have been tested.

##### COUNCIL TAX

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

##### VIEWING

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