



## Church Meadow, Newport



3



1



2

**£330,000**

- \*\*\*NO UPWARD CHAIN\*\*\*
- Three double bedrooms
- Private rear garden
- Spacious living room
- Garage and Driveway
- Sought-after village location
- Freehold
- EPC rating D

Because property is personal with...

# Belvoir



### Church Meadow, Lilleshall - Three Bedroom Bungalow

Church Meadow is a three-bedroom bungalow offering excellent potential, situated in a desirable position in the village of Lilleshall and enjoying open views across fields and towards the local church to the front. The property would benefit from cosmetic renovation, providing an ideal opportunity for a purchaser to update and personalise to their own taste.

The property is entered via a porch which opens into a central hallway giving access to all accommodation. The spacious living room provides a comfortable main reception space and leads through double sliding doors into a second versatile reception room, ideal as a dining room, garden room or home office, with attractive views over the rear garden through a large window.

The kitchen is fitted with modern cabinetry and includes a gas hob and double electric ovens, with the added benefit of direct access to the rear garden.

There are three generous double bedrooms, with the principal bedroom benefitting from fitted wardrobes. The accommodation is completed by a bathroom fitted with a bath and separate shower cubicle, along with a separate WC.

Externally, the property features a private rear garden, ideal for relaxing or entertaining. To the side of the bungalow is a long driveway leading to the garage, with additional access through to the rear garden. To the front, a lawned garden enhances the property's kerb appeal and takes full advantage of the pleasant outlook.

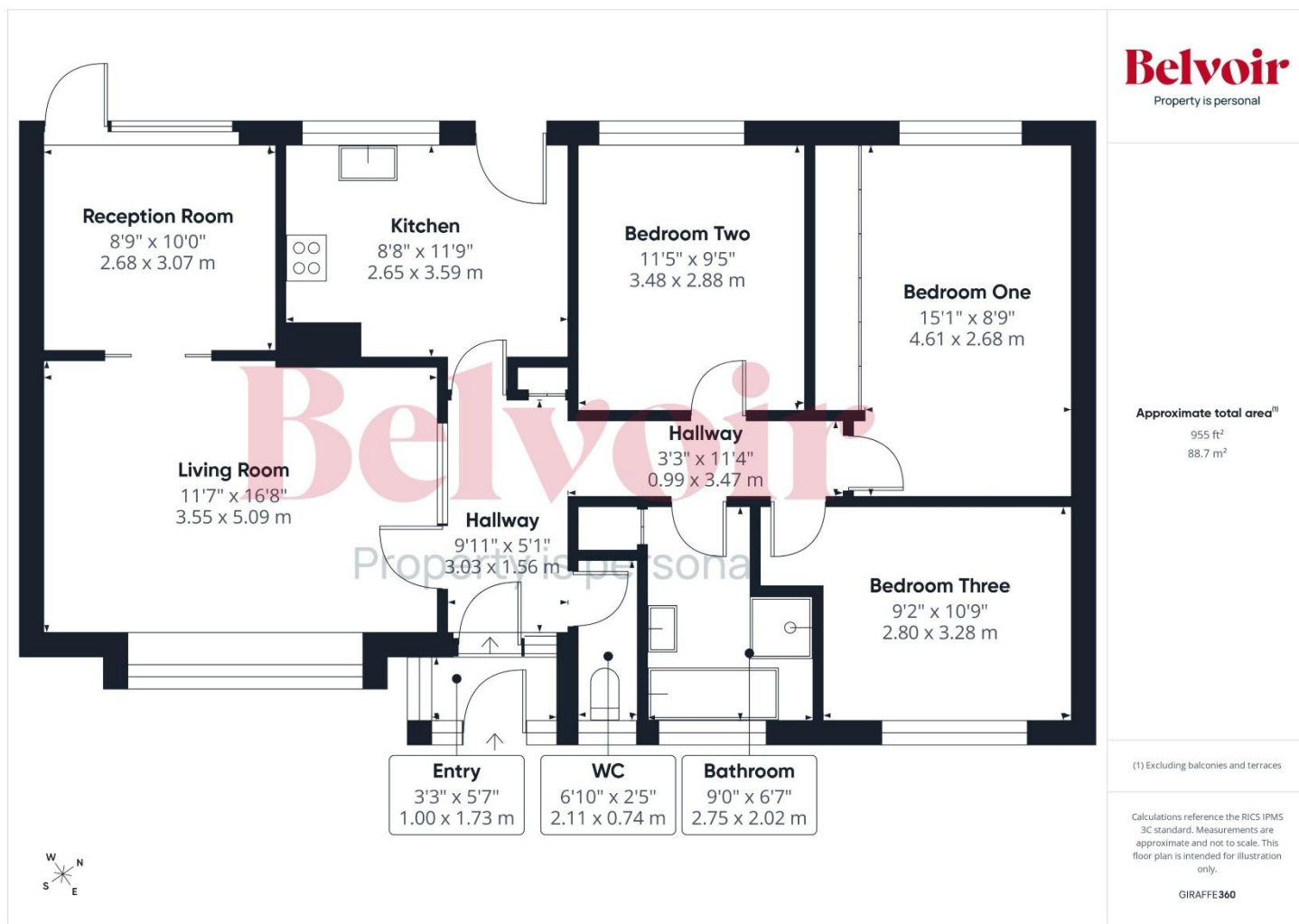
Conveniently located close to local amenities and offering good transport links, Church Meadow combines comfortable single-storey living with a sought-after village setting and significant scope for improvement.

Freehold / Council Tax Band E / EPC Rating D



## AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



## Room Measurements

Entry 1.73m x 1m (5'8" x 3'4")

Bedroom One 4.61m x 2.68m (15'1" x 8'10")

Hallway 5.04m x 0.99m (16'6" x 3'2")

Bedroom Two 3.48m x 2.88m (11'5" x 9'5")

Living Room 5.09m x 3.55m (16'8" x 11'7")

Bedroom Three 3.28m x 2.8m (10'10" x 9'2")

Reception Room 3.07m x 2.68m (10'1" x 8'10")

Bathroom 2.75m x 2.03m (9'0" x 6'8")

Kitchen 3.59m x 2.65m (11'10" x 8'8")

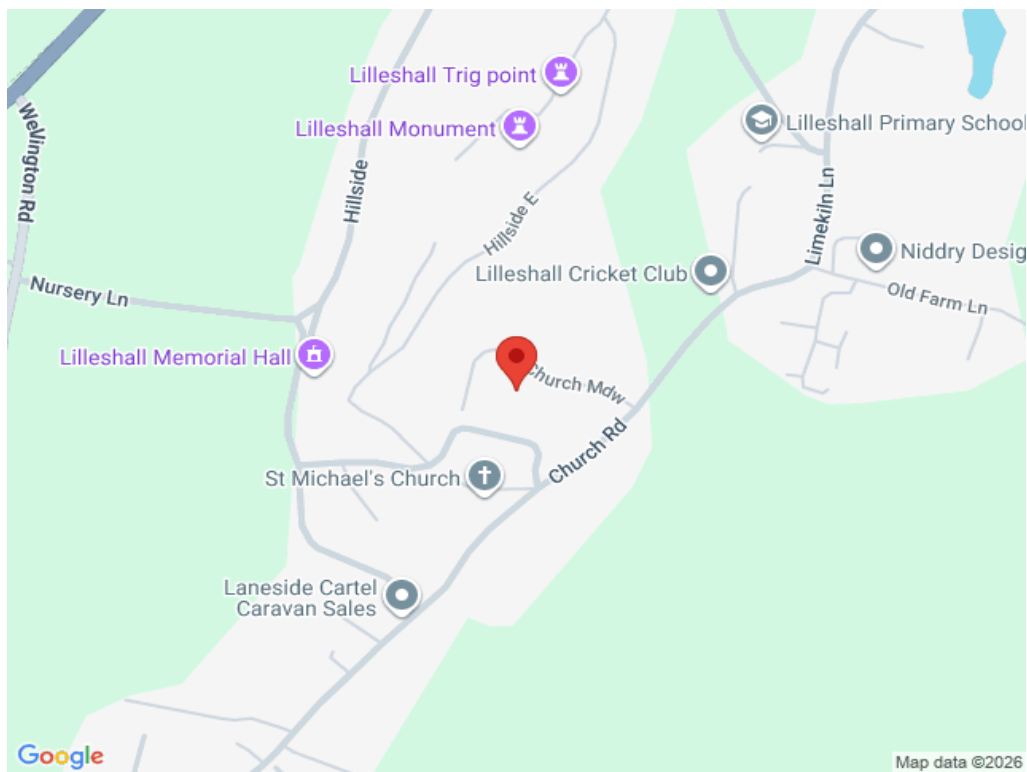
WC 2.11m x 0.74m (6'11" x 2'5")

## QR Codes



## Material Information Report

## Virtual Tour



# Belvoir

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