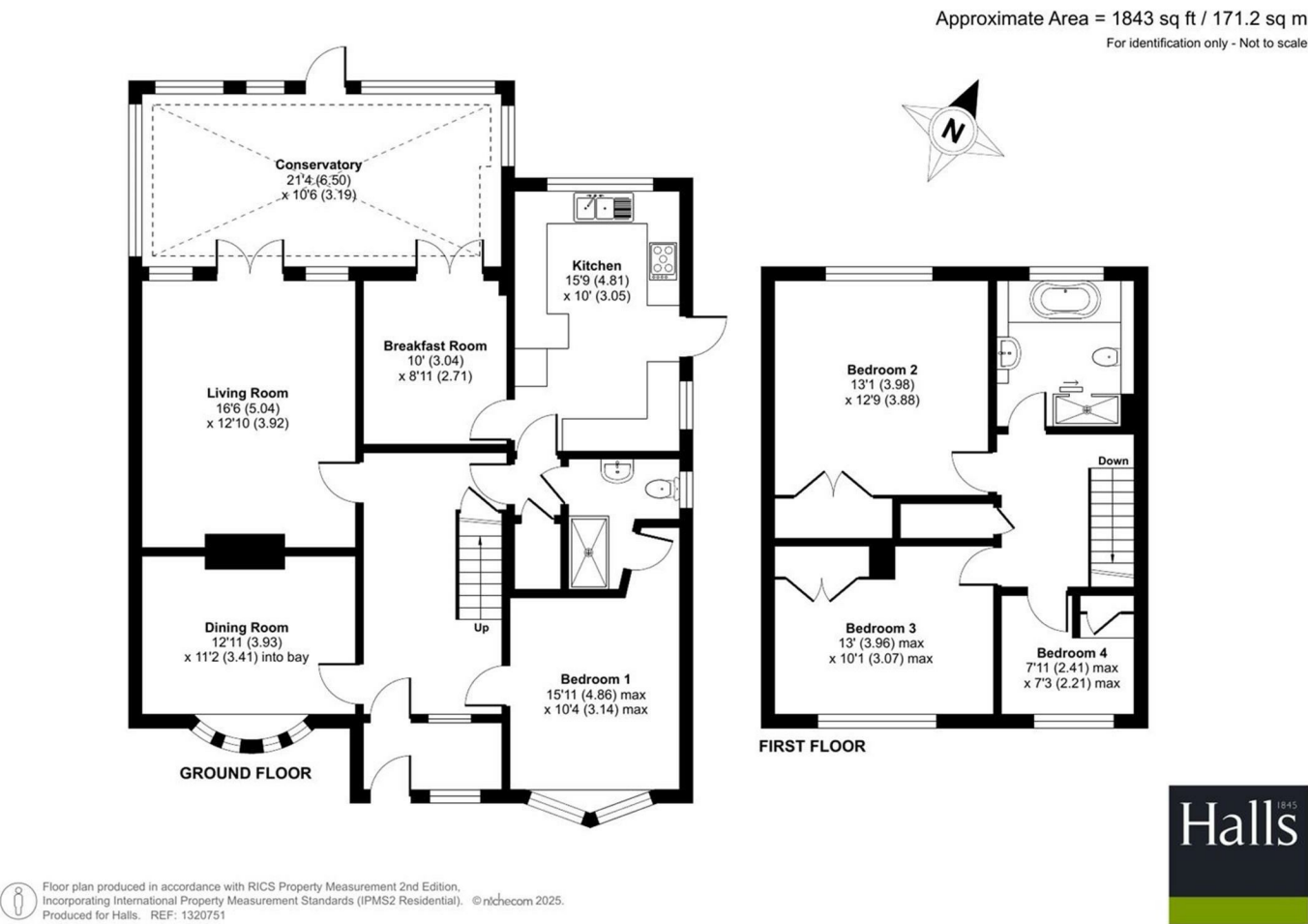


FOR SALE

White Gables, Middletown, Welshpool, SY21 8DQ



FOR SALE

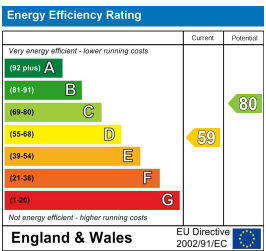
Offers in the region of £475,000

White Gables, Middletown, Welshpool, SY21 8DQ

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 beautifully presented and attractively appointed detached house, set in stunning wraparound gardens, offering a lovely outlook in a most desirable village location.



01743 236444

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



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MILEAGES: Welshpool 6.7 miles, Shrewsbury 16.4 miles. All mileages are approximate.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Popular village location
- Immaculately presented throughout
- Spacious and versatile rooms
- Large driveway parking area
- Stunning wraparound views
- Attractive outlook

DIRECTIONS

From Shrewsbury proceed west along the A458 Welshpool Road, proceed through the village of Halfway House. Continue along, until reaching Middletown and take the left after The Breidden public house. Continue past the residential park and shortly after, take the turning left and White Gables will be found after a short distance on the left hand side.

SITUATION

The property is situated in the popular village of Middletown, which has easy access onto the A458, providing convenient access to both Welshpool and Shrewsbury. Both these towns provide and extensive range of amenities of all kinds, and there are a range of school options close by including Buttington Trewern Primary School and Welshpool High School with sixth form, whilst further options of both state and private sectors are available at Oswestry and Shrewsbury. The village itself offers a village hall, local public house and traditional church, with a number of social events and activities taking place throughout the year. The Breidden Hill is within close proximity and offers stunning panoramic views of the beautiful surrounding landscaped.

DESCRIPTION

White Gables is a generously proportioned and immaculately presented detached house, which offers a versatile and flexible living environment. The ground floor features three reception rooms, a modern fitted kitchen with numerous integrated appliances, large conservatory, which overlooks the beautiful surrounding gardens and a bedroom which has access to a Jack and Jill style shower room. To the first floor, there are three additional bedrooms and the family bathroom. Outside, there is a generous brick paved driveway which offers parking space for numerous vehicles. The property is wonderfully positioned within its plot, with wraparound gardens and abundantly stocked herbaceous borders together with feature porcelain tiled outdoor socialising and entertaining areas.

ACCOMMODATION

A panelled part glazed entrance door leads into:-

ENTRANCE PORCH

Tiled floor and glazed door through to:-

RECEPTION HALL

Staircase to first floor, walk-in storage cupboard with space for fridge freezer, built in understairs storage cupboard.

DINING ROOM

With ornamental fireplace housing an electric fire with decorative surround, bow window.

BEDROOM FOUR

With bow window, door to:-

JACK AND JILL SHOWER ROOM

Providing a modern white suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under, large shower cubicle with inset tiling and splash screen. Ceiling downlighters. Extractor fan.

KITCHEN

Providing an attractive modern range of gloss soft close eye and base level units comprising cupboards and drawers with generous worksurface area over and incorporating a one and half bowl ceramic sink unit and drainer with mixer tap, integral wine fridge. Integral Bosch double oven and grill (electric) with five ring Neff gas hob unit and filter hood over, integral washing machine, integral Kenwood dishwasher, integrated fridge, skirting level wall mounted heaters. Range of eye level glass fronted display cupboards. Under cupboard and display lighting. Ceiling downlighters, dual aspect windows with lovely views and part glazed panelled door to garden.

BREAKFAST/MORNING ROOM

With twin glazed french doors through to conservatory.

LIVING ROOM

With ornamental fireplace housing electric fire. Twin glazed french doors with side panels leading through to:-

FEATURE CONSERVATORY

With ceramic tiled floor and providing a glazed roof and wraparound UPVC double glazed windows and french doors offering a lovely outlook over the surrounding gardens and adjoining farmland, with Middletown Hill beyond. Overhead fan and lights, range of fitted blinds.

FIRST FLOOR LANDING

Access to loft space, deep walk-in airing cupboard housing the insulated hot water cylinder and range of slatted shelving.

BEDROOM ONE

With lovely outlook over gardens and towards Middletown and Middletown Hill. Built in double wardrobe.

BEDROOM TWO

With built in double wardrobe.

BEDROOM THREE

With built in storage cupboard.

BATHROOM

Tiled floor and providing a white suite comprising low level WC with hidden cistern, deep fill panelled bath and wash hand basin set in vanity unit with storage cupboards and drawers under and to the side. Ceiling downlighters, heated towel rail, large shower cubicle with mains fed shower, inset tiling and splash screen.

OUTSIDE

The property is approached through twin ornamental iron gates, leading onto and extensive and particularly generous brick paved driveway, which offers parking spaces for numerous vehicles.

THE GARDENS

The property is set beautifully in its plot with two porcelain sun terrace entertaining areas located to the front, ideal for Alfresco dining and with room for potted plants. A variety of raised beds containing a number of different specimen shrubs. A brick paved pathway with pergola and climbing plants then allows access to a large garden shed (with power and light). The lawns then extend and wraparound the property, containing a further wealth of abundantly stocked and established herbaceous borders. Numerous specimen trees. Positioned to the rear are lovely views over the adjoining fields and towards Middletown Hill. External cold water tap.

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 £36 (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. Oil fired central heating system. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'F' on the Powys Council Register.

VIEWINGS

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