



Helping *you* move



5 The Lawns, Church Close, Shawbury

No Upward Chain - A lovely Three Bedroom Semi-Detached House with tastefully presented accommodation throughout and tree lined aspect to the rear. Located in the popular Village of Shawbury which provides a good range of local shops and amenities.

Offers in the Region of

£240,000

5 The Lawns, Church Close, Shawbury, Shropshire, SY4 4FB

Overview

- Attractive Semi-Detached House
- No Upward Chain
- Lounge
- Breakfast Kitchen
- Three Bedrooms
- En-suite Shower Room
- Bathroom, Guest Cloakroom
- Attractive Rear Garden
- Lovely tree lined aspect to rear
- Driveway parking
- Gas CH, Double Glazing
- EPC C, Council Tax B



Location

Situated in the popular Village of Shawbury with an attractive tree lined aspect to the rear with playing fields beyond, being served by a range of local neighbourhood amenities including a Co-Op, Post Office, Petrol Station and two Public Houses. Excellent road networks connect the property to all parts of the area including Shrewsbury, Wem, Whitchurch, Market Drayton and beyond. The property is conveniently located for Shawbury Primary School, Shawbury Play Park and Shawbury Nature Park, all within a short distance.

Brief Description

Offered for sale with no upward chain, this lovely Semi-Detached House provides tastefully presented and well maintained accommodation throughout, ideal for first time buyers or the growing family.

A small reception Hall welcomes you to the property with a door off to the right into the Lounge and a door opening to the guest Cloakroom. The Lounge has a window to the front and stairs ascending to the first floor; a door opens into the attractive Breakfast Kitchen, a light and airy room with window and French doors looking out over the pretty rear garden - there is a range of drawers, base and wall mounted units with complementary working surfaces, built-in oven with hob and extractor over, provision for two under counter appliances and space for an upright fridge / freezer; there is also a useful walk-in cupboard.



Stairs ascend to the first floor landing - Bedroom One overlooks the front garden and enjoys a built-in double wardrobe and door into the En-suite shower room. The Bathroom has a white three piece suite; there are two further Bedrooms overlooking the rear garden with a tree lined aspect. The accommodation is further complimented by gas central heating and double glazing.

Externally, the property is approached over a generous tandem style driveway with shrubs to one side and lawned garden to the other. The rear garden is a particularly attractive feature with patio area, lawned garden and established shrub borders.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band B

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From the Battlefield Roundabout on the edge of Shrewsbury proceed along the A53 towards Hodnet and Market Drayton. Proceed along this road for approx. 4.3 miles and turn right at The Elephant and Castle traffic lights into Church Street. Follow the road around into Poynton Road, turn right into Church Close and then left where 'The Lawns' will be found on your left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE40135.150626

AML REGULATIONS We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which 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 Movebutler, and is non-refundable.



All measurements quoted are approximate:

LOUNGE 14' 4" x 15' 9" (4.37m x 4.8m) max.

BREAKFAST KITCHEN 10' 7" x 14' 4" (3.23m x 4.37m)

GUEST CLOAKROOM 4' 5" x 4' 3" (1.35m x 1.3m)

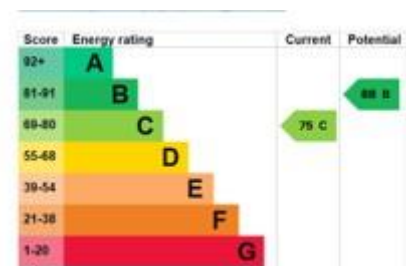
BEDROOM ONE 10' 6" x 10' 1" (3.2m x 3.07m) inc. wardrobe

EN-SUITE 8' 8" x 3' 6" (2.64m x 1.07m)

BEDROOM TWO 10' 7" x 7' 1" (3.23m x 2.16m)

BEDROOM THREE 7' 10" x 7' 9" (2.39m x 2.36m)

BATHROOM 7' 1" x 5' 4" (2.16m x 1.63m)



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk

Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.