

Lawns View Wigmore Lane, Halfway House, Shrewsbury,
Shropshire, SY5 9DZ

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £420,000

Viewing: strictly by appointment
through the agent

A four bedroom detached bungalow enjoying a generous plot, and offering spacious and versatile accommodation ideally suited to families, downsizers seeking single-storey accommodation, or those working from home. Lawns View occupies a pleasant position on Wigmore Lane in Halfway House, a popular rural location approximately 8 miles west of Shrewsbury. The area provides convenient access to the A458 and A5 road network, making it suitable for commuting. The nearby villages of Westbury and Worthen offer local services, while Shrewsbury provides a comprehensive range of shopping, leisure, dining and educational facilities. The well proportioned accommodation has the benefit of having NO UPWARD CHAIN. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance lobby, large walk-in airing cupboard, kitchen/dining room, secondary reception hall, utility room, cloakroom, living room, bedroom one, inner hallway servicing three further bedrooms, separate cloakroom, family bathroom, oil fired central heating, UPVC double glazing, tarmacadam driveway with ample parking, detached garage, mature gardens surrounding the bungalow and offering extensive lawn areas and attractive views across the surrounding countryside from the rear.

The accommodation in greater detail comprises:

Step up to pitched storm porch giving access to UPVC double part glazed entrance door leading into:

Entrance lobby

With door leading into large walk-in boiler room housing Potterton oil fired central heating boiler providing domestic hot water and central heating, lagged copper cylinder.

From entrance lobby door gives access to:

Kitchen/dining room

21'2 x 10'9

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktop with inset stainless steel sink unit with mixer tap over, built-in four ring electric hob with extractor above, built-in electric oven, space for fridge, space for freezer, laminate wood effect flooring, UPVC double glazed window to front. The dining area comprises: Two radiators, wood block flooring, UPVC double glazed door and side screen leading to outside.

Door from dining room gives access to:

Secondary reception hall

8'4 x 8'7

Having radiator, UPVC double glazed door and side screen leading to outside of property.

Door from secondary reception hall gives access to:

Utility room

5'2 x 6'7

Having space for washing machine, skirting, radiator, double doors leading back into airing cupboard.

From utility room door gives access to:

Cloakroom

With low flush WC, wash hand basin and mixer tap, half tiled to walls, UPVC double glazed window to front, pull cord.

Door from secondary reception hall gives access to:

Living room

19'2 x 15'11

Having a large UPVC sealed unit double glazed picture window overlooking garden, further UPVC double glazed window, skirting, double radiator, inglenook with cast Iron wood burner, tiled hearth with wooden surround, TV aerial point, four wall light points,

Door from secondary reception hall gives access to:





Bedroom four

15'7 x 8'7 max

Having UPVC double glazed window to side, radiator.

Door from dining room leading into inner hallway with radiator, two UPVC double glazed windows overlooking garden, laminate wood effect flooring.

Door from inner hallway gives access to:

Bedroom one

12'10 x 10'7

Having UPVC double glazed window to front, radiator, built-in wardrobe with cupboard to side.

Door from inner hall gives access to:

Bedroom two

9'10 x 9'5

Having UPVC double glazed window overlooking side garden, radiator.

Door from inner hall gives access to:

Bedroom three

13'0 x 9'0

Having two UPVC double glazed windows overlooking gardens, radiator, built-in wardrobe with cupboards above.

Door from Inner hall gives access to:

Separate low flush WC

Having laminate wooden flooring, UPVC double glazed window and pull cord.

Door from inner hall gives access to:

Family bathroom

Having panel bath, glazed and tiled shower cubicle with Triton electric shower, pedestal wash hand basin, chrome heated towel rail, UPVC double glazed window fully tiled to walls, pull cord, ceramic tiled floor.

The property is approached via double wrought iron gates which in turn gives access to an extensive tarmac driveway with ample turning and parking for a number of vehicles. Access from the driveway leads to a:

Detached garage

19'6 x 8'9

Having double UPVC panel doors, cold water tap in garage, additional parking in between garage and bungalow.

Outside

The mature gardens surround the bungalow and offer extensive lawned areas to front, both sides and to the rear. An extensive raised paved sun terrace to the rear offers an enjoying sunny southerly aspect. A section of mature shrubs and fruit trees.

Directions

Travel out of Shrewsbury on the main A458 Welshpool Road, travel through the village of Ford and for approximately 3.0 miles entering Wattlesborough, turn left to Wigmore Lane and Lawns View can be located a short distance on the left hand-side clearly identified by our For Sale board.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND F

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

