



## 4 Beech Grove, Shawbury, Shrewsbury, SY4 4LB

A beautifully presented and recently modernised bungalow set in a lovely Cul de Sac position on the outskirts of the popular village of Shawbury.





- Extensively updated
- Highly appointed
- Large rear garden
- Double integral garage
- Convenient location
- Over 2,000 sq ft of accommodation

## DESCRIPTION

4 Beech Grove is a highly desirable and particularly spacious detached 3 bedroom bungalow which will no doubt have wide market appeal. The property has been extensively modernised throughout to a high standard and now offers superb tastefully presented accommodation. Many of the improvements include; new kitchen, new bath/shower rooms, new flooring, skirting, doors and a new gas central heating system with upright radiators.

## ACCOMMODATION

The accommodation comprises large living room which is the hub of the house with a feature electric fireplace and a delightful aspect over the front gardens located off the impressive reception hall. There is a further reception room currently used as a dining room which links the main living room through to the kitchen area. The kitchen/breakfast room has been completely re done with new units and appliances in situ. There is new fitted utility room, and shower room with WC located next to the utility.

The three bedrooms are all incredibly well proportioned. The principle bedroom is a wonderful feature of the house with built in wardrobes that link through to the newly fitted an en-suite bathroom and dressing area. There is also a further family shower room.

## DIRECTIONS

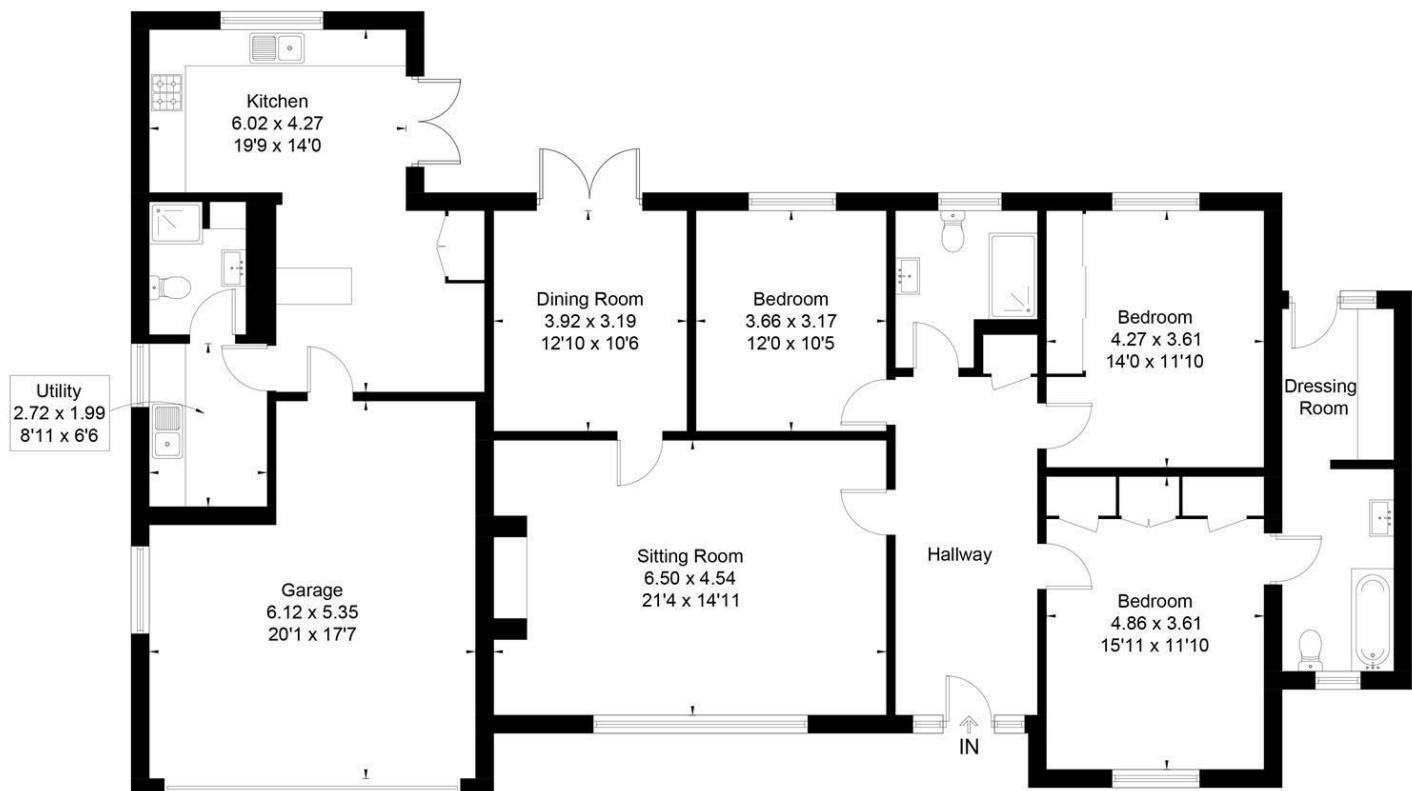
From Shrewsbury proceed north and take the A53 Market Drayton road through to Shawbury. Proceed through the village passing the shops on the left hand side. On leaving the village take the right turn onto the B5063 Wytherford Road, followed by the next right into Beech Grove. The property can be found on the right hand side.

## SITUATION

4 Beech Grove is conveniently situated on the fringe of the village of Shawbury which offers a good selection of basic amenities including shops, a pub, post office, medical centre and school. Commuters will find the property is well placed for access to the county town of Shrewsbury which offers excellent social and leisure amenities, shopping centre, schools and a rail service. Wellington and Telford are also readily accessible providing access to the M54 motorway and thereon to the West Midlands conurbation. To the north east lies Market Drayton with links to The Potteries.



Approximate Floor Area = 189.1 sq m / 2035 sq ft (Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. [#80110](http://fourwalls-group.com)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception  
Room/s



3 Bedroom/s



3 Bath/Shower  
Room/s



## OUTSIDE

The property has a generous amount of driveway parking which also gives access to the large integral garage. The gardens are a particular feature to the property being generous in size and offer fantastic large flowing lawn interspersed with a number of well stocked herbaceous shrubbery beds and borders, together with a number of different specimen trees. There is also a large wrapped around patio perfect for al fresco entertaining.

## DOUBLE GARAGE

With electric door, power and light points.

## THE GARDENS

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## 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.

## SERVICES

Mains water, electricity and drainage are understood to be connected. Gas central heating.

## TENURE

Freehold. Purchasers must confirm via their solicitor.

## COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)



# FOR SALE

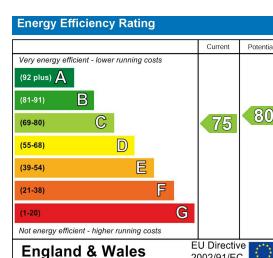
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend 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

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OnTheMarket.com



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