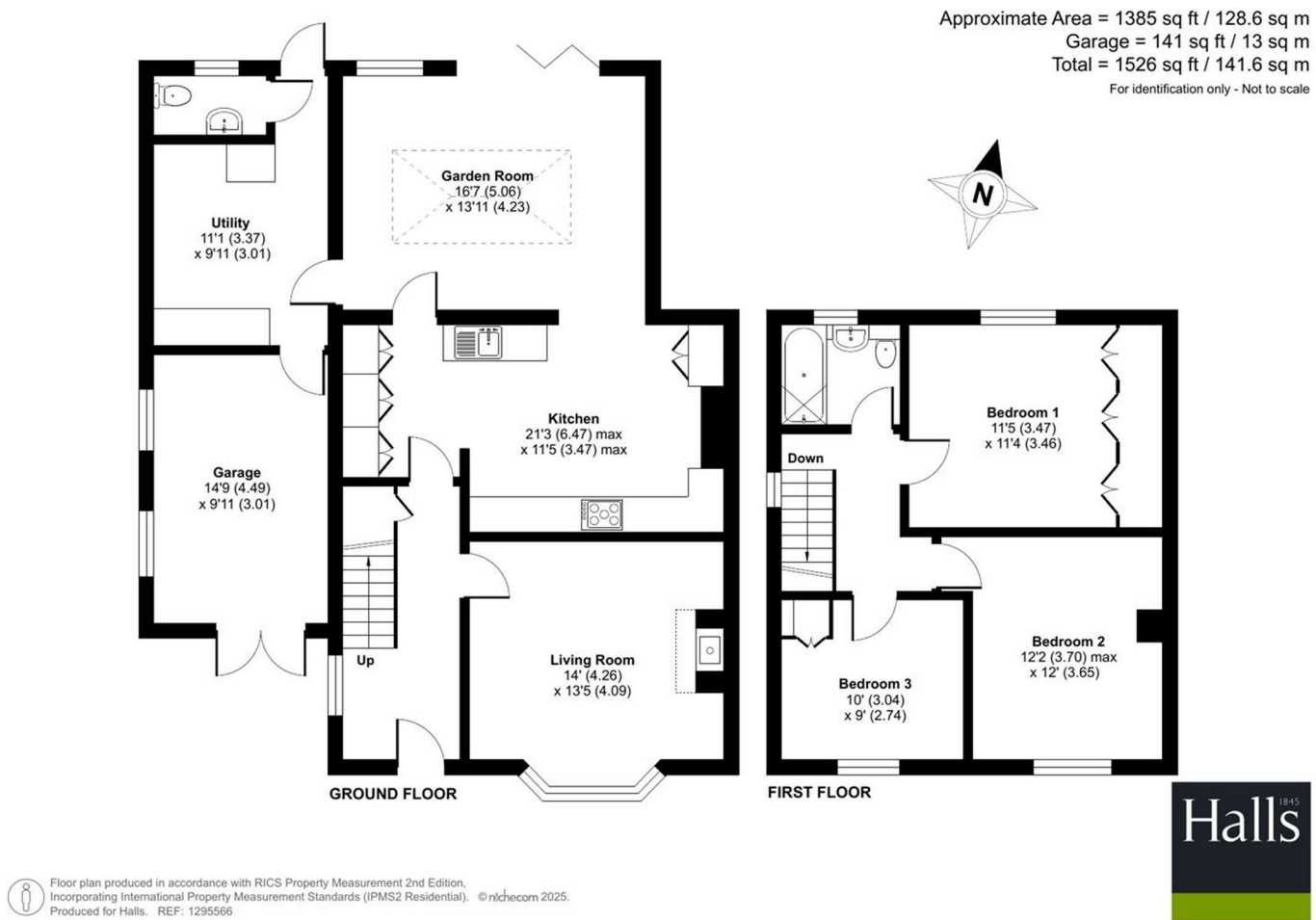


FOR SALE

23 Mytton Lane, Shawbury, Shrewsbury, SY4 4JE



FOR SALE

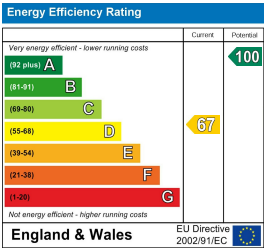
Offers in the region of £320,000

23 Mytton Lane, Shawbury, Shrewsbury, SY4 4JE

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 highly desirable and greatly improved semi detached house, offering extended accommodation with garage and generous gardens backing onto fields, in this popular location.



01743 236444

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



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MILEAGES: Shrewsbury 9 miles, Telford 13.6 miles. All mileages are approximate.



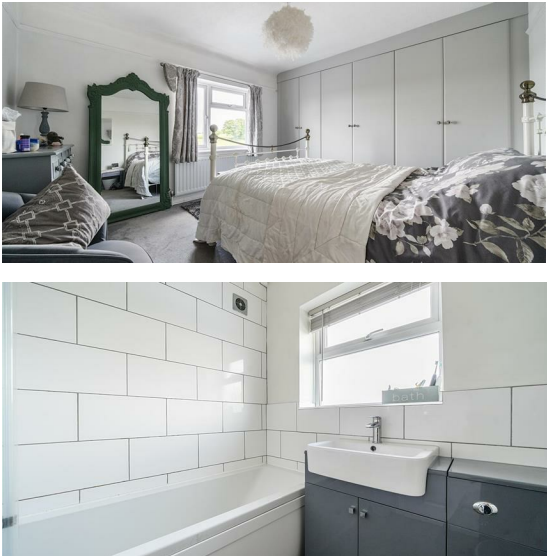
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Sought after location
- Improved and extended accommodation
- Excellent living environment
- Well proportioned rooms
- Driveway parking and garage
- Generous gardens backing onto farmland

DIRECTIONS
From Shrewsbury take the A53 to Market Drayton passing through the centre of the village of Shawbury. Continue out of the village, taking the second right turn signposted Mytton Lane. Follow this road around to the left and proceed almost to the end and the property will be found on the left hand side.

SITUATION
23 Mytton Lane is a conveniently located on the fringe of the popular village of Shawbury which offers a good selection of basic amenities including shops, pub, post office, medical centre and a school. Shrewsbury is within close proximity and offers a further and more extensive range of amenities together with a rail service. Commuters will find easy road links whilst the M54 motorway is also easily accessible.

DESCRIPTION
23 Mytton Lane is a highly desirable and greatly improved semi detached house. The property has been generously extended, with the ground floor now providing a spacious living room with log burning stove, feature open plan living dining kitchen, which affords an excellent entertaining and relaxing space with bi-folding doors leading out to the rear gardens. Also to the ground floor, is a utility room and guest WC. To the first floor, there are three well proportioned bedrooms, which are served by the bathroom. Outside, is a generous tarmac driveway, providing ample parking and giving vehicular access to the attached garage. The gardens offer neatly maintained lawns with raised beds to the front. The majority are positioned to the rear and these include impressive flowing lawns, flanked by shrubby beds and borders containing a number of different specimen shrubs and trees. To the bottom section, is a raised sun terrace entertaining area with lovely views over adjoining farmland.

ACCOMMODATION
Storm porch with panelled part glazed UPVC entrance door leads to:-
ENTRANCE HALL
Staircase to first floor, built in understairs store cupboard.
LIVING ROOM
Picture rail, fireplace with slate hearth and log burning stove, bay window.
BREAKFAST KITCHEN
Providing an attractive range of soft close eye and base level units with generous worksurface area over. One and half bowl ceramic sink unit and drainer with storage cupboards under and mixer tap over, tiled splash, Flavel electric range cooker with double oven and grill with five ring induction hob unit, space for fridge freezer, contemporary wall mounted radiator, boiler cupboard with wall mount gas fired central heating boiler, archway and glazed door through to:-
LIVING/DINING ROOM
With lantern roof, contemporary wall mounted upright radiator and bi-folding doors leading out onto the generous rear gardens, door to:-

UTILITY ROOM
With tiled floor, fitted worktop, space and plumbing for washing machine, glazed door to rear gardens and door to:-
GUEST WC
With low level WC and wall mounted wash hand basin.

FIRST FLOOR LANDING
Access to loft space.
BEDROOM ONE
Providing a wealth of built in wardrobes and window with lovely aspect over rear gardens and adjoining farmland.
BEDROOM TWO
BEDROOM THREE
With built in wardrobe.
BATHROOM
Tiled floor and providing a suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under, panelled bath with electric shower over, part tiled walls.

OUTSIDE
The property is approached through twin timber gates onto a generous tarmac driveway which provides ample parking for numerous vehicles, whilst giving vehicular access to the attached garage and pedestrian access to the front of the property.

GARAGE
With twin metal entrance doors, power and light points. A doorway then extends through to the utility room:-

THE GARDENS
To the front, the gardens are attractively established combining hedgerows, flowing lawns and raised well stocked shrubby beds and borders. The majority of the gardens are positioned to the rear and these are a most important feature offering large flowing lawns, flanked by shrubby borders containing a number of different specimen shrubs, plants and trees. To the bottom section of garden is a raised sun terrace entertaining area, with lovely outlook over adjoining fields. Gravelled section with space for potted plants. 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 £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.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.
COUNCIL TAX
The property is in Council Tax band 'B' on the Shropshire Council Register.
VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.