

Roger Parry & Partners

Larkhill, Annscroft, Shrewsbury, SY5 8AN





Larkhill Annscroft, Shrewsbury, Shropshire, SY5 8AN
Offers In The Region Of £745,000

An impressive four-bedroom detached property occupying a superb plot of approximately 0.4 of an acre or thereabouts, enjoying elevated views across the surrounding countryside. Situated within the popular village of Annscroft, the property offers a peaceful rural setting whilst remaining within easy reach of Shrewsbury and its wide range of amenities and facilities.

Extending to approximately 2,660 sq ft, the property provides spacious and versatile accommodation and offers a unique and impressive family home. Further benefits include air source heating, solar panels and underfloor heating to the ground floor.

The accommodation briefly comprises an oak-framed porch leading into an impressive and light-filled entrance hallway, an open-plan kitchen, dining and living area with a range of Neff appliances and bi-fold doors providing an excellent space for entertaining and enjoying al fresco dining, a good-sized utility room, downstairs cloakroom, separate living room and ground floor bedroom with en-suite shower room.

The galleried landing provides access to three further bedrooms, one of which benefits from an en-suite shower room, together with a generously sized family bathroom. The bedrooms in particular enjoy elevated views across the surrounding countryside.

Externally, the property is set within attractive and well-maintained gardens, which are a particular feature and are well stocked with a variety of mature shrubs, plants and flowers. A driveway provides ample off-road parking and leads to a detached double garage, offering further storage and parking facilities.

















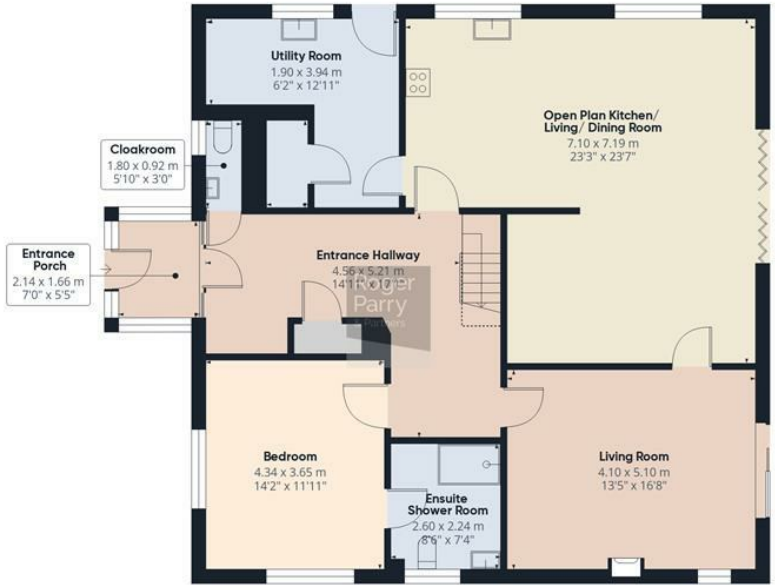




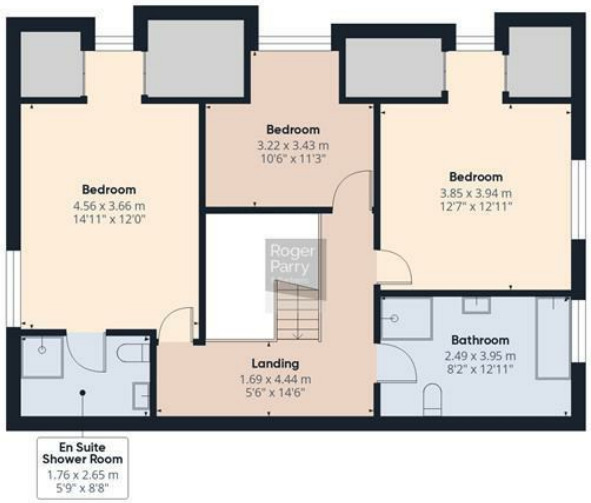




Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

Approximate total area(1)

247.3 m²

2662 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Annscroft is a popular semi- rural village situated approximately 5 miles south of Shrewsbury, enjoying a peaceful countryside setting whilst remaining conveniently located for the amenities and facilities of the town. The area is particularly well suited to those who enjoy outdoor pursuits, with a wealth of scenic countryside walks nearby, including the popular Lyth Hill, which offers a variety of walking routes and far-reaching views across the surrounding Shropshire countryside.

The nearby villages provide useful local amenities, whilst Shrewsbury is easily accessible and offers an excellent range of shops, cafés, restaurants, schools and leisure facilities. The area also benefits from good road links, providing convenient access to Shrewsbury and the wider Shropshire area.

Feature Oak Frame Porch
Featuring quarry tiled flooring and an oak door leading through to:

Entrance Hallway
An impressive hallway featuring oak flooring and useful storage cupboard.

Open Plan Kitchen/ Dining/ Living Room
This fabulous space features oak flooring and bi-fold doors, creating a bright and versatile area ideal for entertaining, al fresco dining and everyday family living.

The kitchen is fitted with a range of contemporary eye-level and base units, with a sink and mixer tap set into granite worktops. Integrated appliances include a Neff oven and grill, induction hob with extractor hood and splashback, Neff dishwasher and fridge freezer.

Utility
Fitted with matching eye-level and base units, with a stainless steel sink unit and mixer tap set into the worktops. There is space for a washing machine and tumble dryer, together with a door providing access to the plant room and a further door leading to the side of the property.

Living Room
Featuring an electric fire with slate effect hearth, French doors leading out to the rear garden and oak flooring.

Downstairs Cloakroom
With oak flooring, low level flush wc and wash hand basin with mixer tap and tiled surround.

Bedroom (downstairs)
With fitted carpets and door to:

Ensuite Shower Room
Fitted with a modern white suite comprising walk in shower cubicle with waterfall shower head and shower head attachment, low level flush wc, wash hand basin with mixer tap, extractor fan and tiled flooring.

Galleried Landing
With fitted carpets and skylight window.

Bedroom
With fitted carpets, fitted wardrobes, additional storage cupboards providing useful storage within the eaves and windows enjoying the views of the surrounding countryside. Door to:

Ensuite Shower Room
Fitted with a modern white suite comprising shower cubicle with waterfall shower head and shower head attachment, low level flush wc, wash hand basin with mixer tap and storage space below, heated towel rail, extractor fan and herringbone flooring.

Bedroom
With fitted carpets, storage cupboards providing useful storage within the eaves and windows enjoying the views of the surrounding countryside.

Bedroom
Presently used as an office space with fitted carpets.

Family Bathroom
Fitted with a modern white suite comprising panelled bath with taps, shower cubicle with waterfall shower head and shower head attachment, low level flush wc, wash hand basin with mixer tap, radiator, shaver socket and skylight window.

Outside
The property occupies an impressive plot extending to approximately 0.4 of an acre, enjoying an elevated position with lovely views over the surrounding countryside.
A private road leads to the property and provides access to just four properties, creating a peaceful and secluded setting.

The property is approached over a private tarmacadam driveway, providing ample off-road parking and access to a good-sized garage, which benefits from electric up-and-over doors and provides excellent additional storage space.

The gardens are a particular feature of the property, being mainly laid to lawn with a paved patio area to the rear, providing an ideal space for outdoor entertaining and relaxation. The garden is well stocked with a variety of mature plants, shrubs and borders, creating an attractive and well-maintained outdoor space. Double wooden gate leads to secure hardstanding area. Further benefits include a greenhouse and a useful storage shed.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 5 Mbps & Superfast 55 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is G. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers 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.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.







General Services:

Local Authority: Shropshire Council
Council Tax Band: G
EPC Rating: B
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.