





12 Queensway, Nesscliffe, Shrewsbury, SY4 1BD
Offers In The Region Of £330,000

A beautifully presented four bed semi detached family home, situated on the outskirts of the popular hamlet of Wilcott, just a short distance from the neighbouring village of Nesscliffe. Significantly improved by the current owners, the property offers stylish and well appointed accommodation, ideal for family living.

The accommodation briefly comprises an entrance hall, a living room with a feature fireplace, a stylish open-plan kitchen/dining room, a conservatory overlooking the rear garden, a useful utility room, downstairs cloakroom and a home office. To the first floor is the principal bedroom with an en-suite shower room, three further bedrooms and a family bathroom.

Externally, the property benefits from a generous driveway providing excellent off-road parking for several vehicles, together with useful side access leading to an outdoor store. The rear garden is a particular highlight, featuring a variety of seating areas and a summer house, creating an ideal space for relaxing and entertaining. The property further benefits from a garage which is located down the road, oil-fired central heating and uPVC double glazing throughout.



The property enjoys a delightful position on the outskirts of the popular hamlet of Wilcott, just a short distance from the neighbouring village of Nesscliffe. Nesscliffe offers a range of everyday amenities including a convenience store, church and primary school. The area is renowned for its beautiful countryside, with nearby Nesscliffe Hill and the Cliffe Countryside Heritage Site providing an array of scenic walks and spectacular panoramic views. Wilcott also benefits from easy access to a variety of well-established walking and cycling routes, making it an ideal location for outdoor enthusiasts. Commuters will find that the property is well placed for easy access to the main A5 heading south to Shrewsbury (approx. 9 miles) and thereon Telford or north to Oswestry (approx. 9 miles).

The area is well served by a selection of highly regarded schools, including St Andrew's CE Primary School in Nesscliffe, The Corbet School in Baschurch and Shrewsbury Sixth Form College, making it an excellent choice for families.

Entrance Hall

With wood effect flooring and useful understairs storage cupboard.

Living Room

With wood effect flooring and a log burner set within a marble-effect surround and hearth.

Kitchen/ Diner

Fitted with a stylish range of contemporary wall and base units with complementary work surfaces incorporating a sink unit with mixer tap. The kitchen is well equipped with a selection of integrated appliances including a Neff oven with a Cooke & Lewis grill above, a Neff induction hob with extractor hood over, a Bosch dishwasher, and a wine cooler. The kitchen area is finished with tiling to walls and ceramic tile flooring.

Conservatory

With tiled flooring and door leading out to the rear garden.

Utility

Fitted with a range of base units and complementary work surfaces incorporating a sink unit. There is space and plumbing for a washing machine, tumble dryer and fridge freezer, together with a heated towel radiator, water heater and tiled flooring. Door leading to:

Downstairs Cloakroom

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

Office

With fitted carpets.

Stairs rise to first floor landing.

Principal Bedroom

With wood effect flooring. Door to:

Ensuite Shower Room

Fitted with a modern white suite comprising shower cubicle with shower unit, low level flush wc, wash hand basin with mixer tap and storage cupboards below, heated towel radiator, tiled flooring and tiling to walls.

Bedroom

With wood effect flooring and useful storage cupboard.

Bedroom

With fitted carpets.

Bedroom

With fitted carpets.

Family Bathroom

Fitted with a contemporary white suite comprising a freestanding bath with mixer taps and handheld shower attachment, low-level WC and wash hand basin. Complemented by a heated towel rail, tiled flooring and part-tiled walls.

Outside

To the front of the property, a generous driveway provides excellent off-road parking for several vehicles. There is also useful side access leading to an outdoor store with power and lighting.

The rear garden is a particular highlight of the property, being predominantly laid to lawn with a paved patio and an elevated decked seating areas, ideal for al fresco dining and entertaining. The garden further benefits from an attractive pond, greenhouse, storage shed and a charming summer house, complete with power and lighting. Further down the road is a GARAGE providing useful storage space.

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. The property benefits from oil central heating. We understand the Broadband Download Speed is: Basic 17 Mbps & Superfast 10000 Mbps. Mobile Service: Good outdoor, variable in home. 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 C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

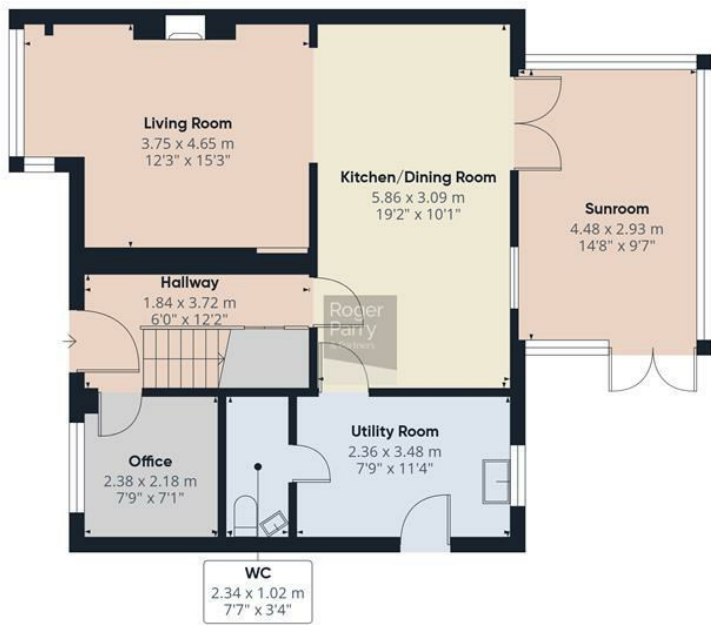
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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.

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



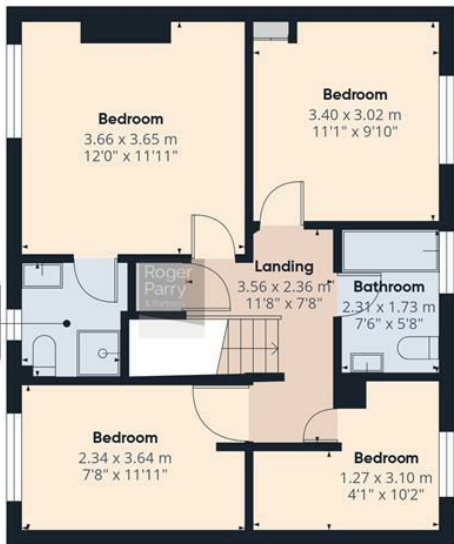
Ground floor Building 1



Ground floor Building 2



Ground floor Building 3



Floor 1 Building 1



Ground floor Building 4



Approximate total area⁽¹⁾
152.7 m²
1641 ft²

(1) Excluding balconies and terraces

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

General Services:

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: G

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

**Roger
Parry**
& Partners



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 to a 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 should 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 been 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.