

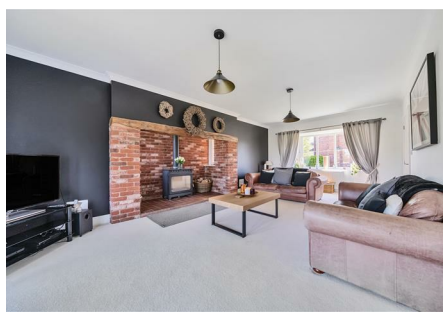


FOR SALE

Offers Over £600,000

2 Wellcroft, Myddle, Shrewsbury, SY4 3RJ

An attractive and beautifully presented modern double fronted substantial family home, with wonderful countryside views to the rear, occupying one of the best plots on this small exclusive development in the picturesque village of Myddle.





- A superb detached family home
- Large kitchen/dining/family room
- 2 further reception rooms
- Immaculately presented throughout
- Private (could be gated) driveway with plenty of parking leading to detached double garage
- Quiet village location

DIRECTIONS

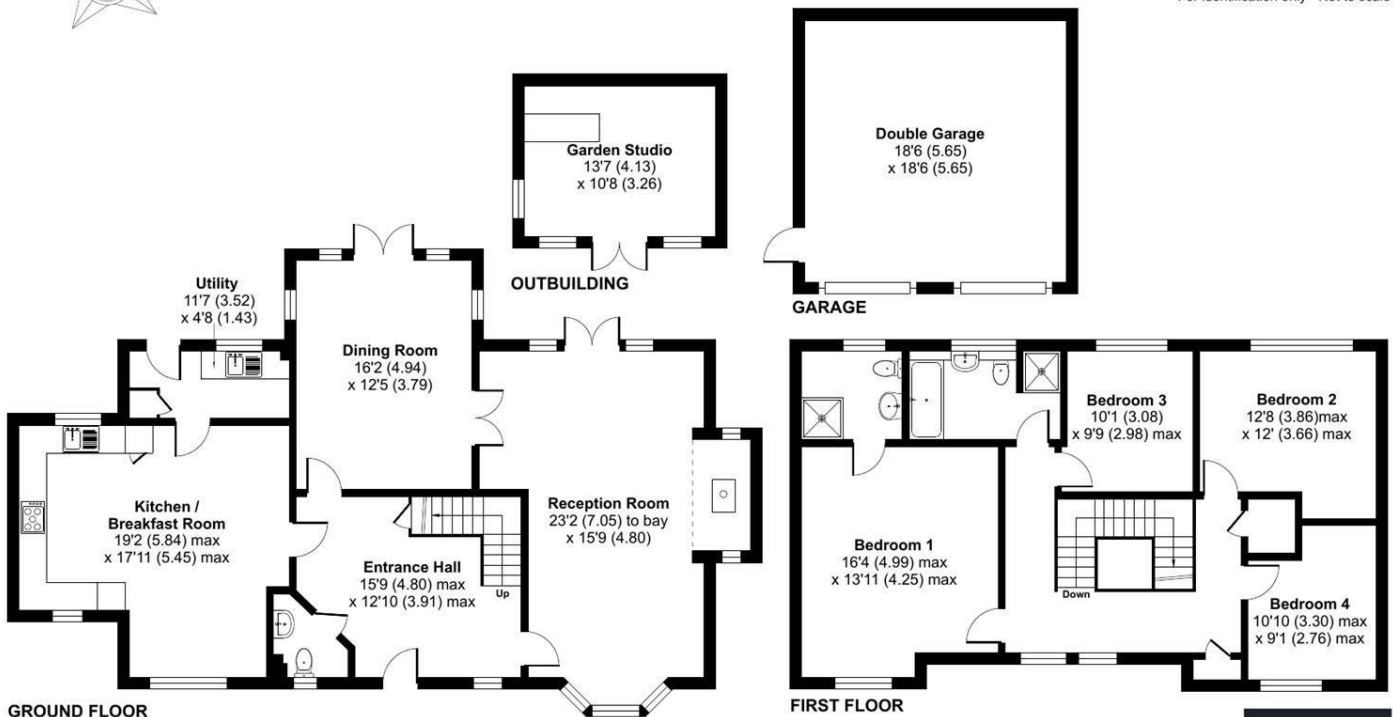
When approaching from Shrewsbury, take the A528 (Ellesmere Road) to Harmer Hill, bearing left by the Bridgewater Arms and continuing on the A528. After approximately 2 miles, turn left into Myddle. Follow the road down into the village, over the mini-roundabout, continuing up past the Church and Wellcroft can be found on the right hand side. Having turned into Wellcroft, the property is at the end of the development on the left hand side.

SITUATION

The property occupies a pleasant and convenient village cul-de-sac position, approximately 8 miles north of Shrewsbury and 5 miles from Wem. Village amenities include a preschool & primary school, village hall, public house and a Church. The village falls within the catchment area of the Corbett secondary school in Baschurch which is less than 4 miles away and also has further amenities including a local convenience store, pubs, takeaways, garage services and doctors surgery. The property is surrounded by open fields, countryside walks, footpaths and stunning Shropshire and Welsh scenery. Perfect for dog walking and outdoor activities on the doorstep.



Approximate Area = 2061 sq ft / 191.4 sq m
 Garage = 344 sq ft / 31.9 sq m
 Outbuilding = 145 sq ft / 13.4 sq m
 Total = 2550 sq ft / 236.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixcom 2025. Produced for Halls. REF: 1278078



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



4 Bedroom/s



2 Bath/Shower Room/s



DESCRIPTION

A substantial and attractive double fronted modern four bedroom family home offering 2,500 sq ft of incredibly spacious, flowing and beautifully presented modern family living accommodation throughout. The accommodation has the benefit of efficient gas fired central heating and double glazing.

The accommodation includes a large reception hall centrally positioned in the property with a lovely staircase leading to the first floor accommodation. Located off the reception hall to the right is the stunning front to back sitting room with feature brick fireplace with impressive high efficiency Burley wood burning stove. There are French doors leading to the rear patio and also a bay window over looking the front of the property. A second reception room which could be a further sitting/dining room or play room also has French doors leading to the rear patio and gardens beyond. The incredibly spacious kitchen/dining/family room has a range of matching wood base and eye level wall units to three walls, black Mirastone work surfaces, inset stainless steel sink unit with mixer tap. There is an integrated dishwasher, fridge/freezer, double electric ovens, stainless steel five ring gas hob unit with stainless steel extractor canopy over, integrated microwave, moveable centre island, ceramic tiled floor. Located off the kitchen is an incredibly useful utility room with space for a washing machine and tumble dryer. There is access here to the rear patio. Completing the accommodation on the ground floor is a guest WC.

On the first floor there is a spacious wrap around landing with leads to the bedroom accommodation. The principle bedroom is an incredibly well proportioned room with en suite shower room, 3 further double bedrooms serviced by a family bathroom with separate walk in shower.

OUTSIDE

The property enjoys an attractive, quiet corner plot with the front garden laid to lawn with pathway to the entrance door and wide driveway to the front of the detached double garage.

The rear private garden offers a large patio area, and lawned area with wonderful views of the open countryside beyond. A particular feature of the rear garden is the detached garden room/bar which is perfect for al fresco entertaining.

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 'F' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

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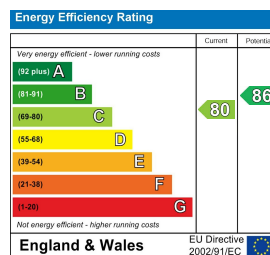
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a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

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



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