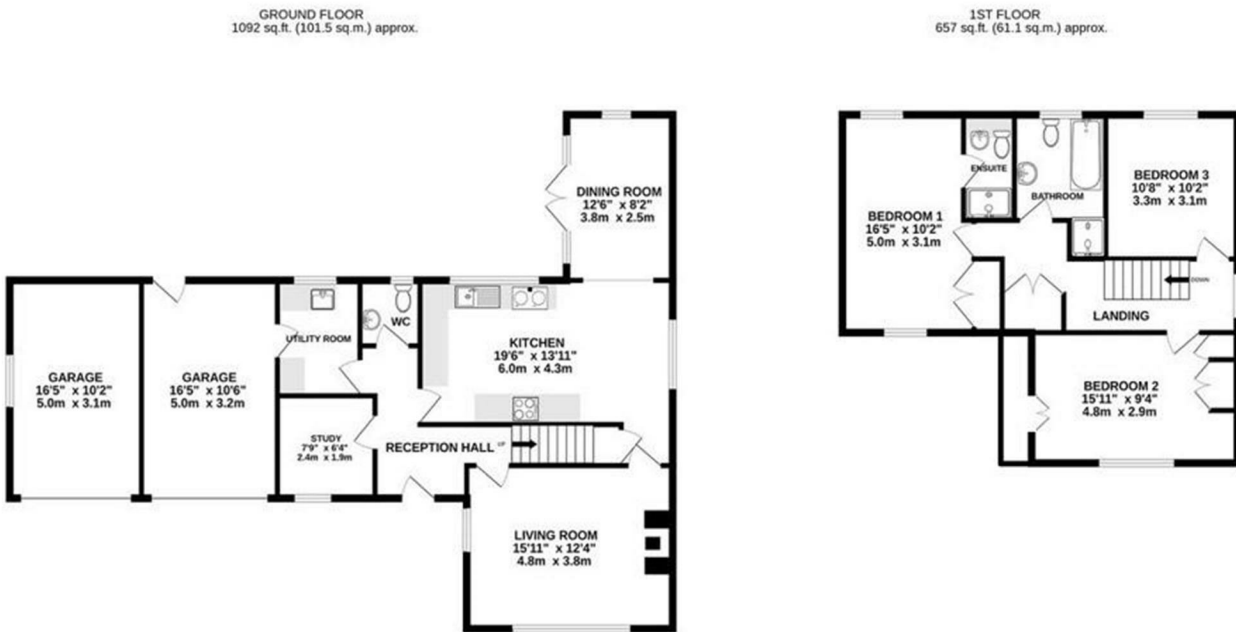


FOR SALE

Brompton House, Asterley, Near Minsterley, Shrewsbury, SY5 0AW



FOR SALE

Offers in the region of £439,000

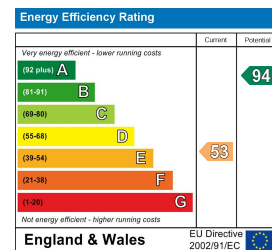
Brompton House, Asterley, Near Minsterley, Shrewsbury, SY5 0AW

A much improved and attractively presented detached house, offering deceptively spacious accommodation, set with double garage and wraparound lawned gardens, in this most popular rural locality.

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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MILEAGES: Pontesbury 2.4 miles, Shrewsbury 12.5 miles and Telford 23.4 miles. All distances are approximate.



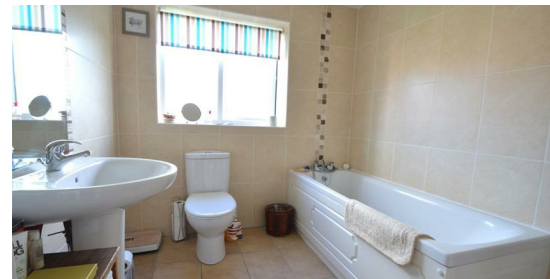
3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- A popular rural locality
- Attractively presented accommodation
- Well proportioned rooms
- Flexible living environment
- Easily maintained gardens
- Generous driveway and double garage

ACCOMMODATION

COVERED ENTRANCE

With brick paved floor and panelled part glazed entrance door into:

ENTRANCE HALL

With staircase to first floor.

GUEST WC

Providing a suite comprising low level WC and pedestal wash hand basin. Fully tiled walls.

LIVING ROOM

With exposed beams to ceiling, fireplace with granite hearth housing a CLEARVIEW log burning stove. Dual aspect windows.

STUDY

Providing a fitted desk unit with storage cupboards under. Additional fitted shelving.

BREAKFAST KITCHEN

Providing a modern range of eye and base level soft close units comprising cupboards and drawers with extensive work surface area over and incorporating a VILLEROY & BOCH ceramic sink unit with inset drainer and mixer tap over. AEG integrated electric oven and grill with 4 ring AEG induction hob unit and extractor hood over. Integral AEG dishwasher. Oil fired RAYBURN with twin oven and twin hot plates. Built in pull out pantry drawer. Space for fridge freezer. Ceiling downlighters. Built in understair storage cupboard. Arch through to:

DINING ROOM

With vaulted ceiling. Attractive exposed brickwork. Contemporary wall mounted radiator. Twin glazed French doors with side panels leading out onto the flagged patio entertaining area with lawns beyond.

UTILITY ROOM

With tiled floor and providing a range of base level cupboards and drawers with work surface area over. Belfast sink unit with tiled splash. Space and plumbing for washing machine. Door to Garage.

FIRST FLOOR LANDING

With access to loft space. Built in airing cupboard housing the insulated hot water cylinder.

BEDROOM 1

With dual aspect windows. One with lovely view towards the Stiperstone Hills and Devils Chair. One with far reaching views over fields towards the Windmill. Built in wardrobe. Door to:

EN-SUITE SHOWER ROOM

Providing a modern white suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under. Tiled splash. Shaving light and charging point. Shower cubicle with inset aqua boarding and mains fed shower with drench head and additional feeder shower attachment. Sliding splash screen. Wall mounted heated towel rail.

BEDROOM 2

With built in double wardrobes and storage cupboards. Walk-in wardrobe. Views over roof tops towards Stiperstones hills.

BEDROOM 3

With pleasant views towards Windmill.

BATHROOM

With tiled floor and a suite comprising low level WC, pedestal wash hand basin and panelled bath. Fully tiled walls. Shower cubicle with wall mounted electric shower, inset tiling and splash screen. Heated towel rail.

OUTSIDE

The property is approached through a timber gated entrance leading onto a generous tarmac driveway with space for numerous vehicles, whilst also giving access to the double garage and pedestrian access to the front and side of the property.

GARAGE 1

With up and over entrance door. Power and light points. Oil fired central heating boiler. Pedestrian access door to the garden. Access door to Utility.

GARAGE 2

With up and over entrance door. Power and light points.

THE GARDENS

These are attractively designed offering established front gardens which comprise neatly manicured lawns surrounded by deeply stocked shrubbery beds and borders, together with a number of specimen trees. There is also a brick paved patio seating area. Gated access is available down either side leading to the rear. To one side there are well maintained lawns which wrap around to the rear flanked by raised shrubbery borders containing a number of different specimen plants and shrubs. Adjacent to the Dining Room is a flagged patio entertaining area ideal for Al Fresco Dining. External cold water tap. An Indian sandstone pathways then extends to the other side where a useful store area and log store can be found.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

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.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'E' on the Shropshire Council Register.

VIEWINGS

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