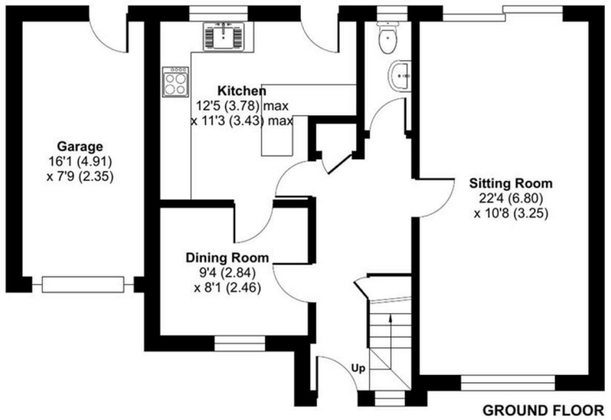
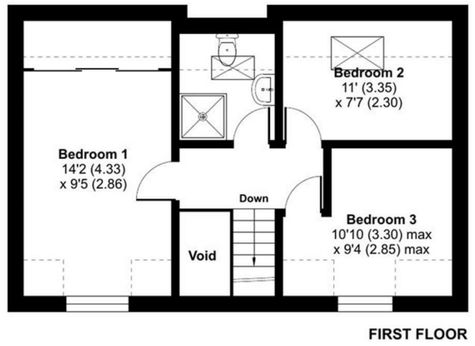
FOR SALE

47 Noneley Road, Loppington, Shrewsbury, SY4 5SQ

Denotes restricted head height

Approximate Area = 940 sq ft / 87.3 sq m (excludes void)
Limited Use Area(s) = 89 sq ft / 8.3 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 1153 sq ft / 107.1 sq m
For identification only - Not to scale

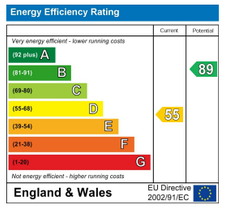




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1376335

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
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FOR SALE

Offers in the region of £248,000

47 Noneley Road, Loppington, Shrewsbury, SY4 5SQ

A spaciously proportioned and attractive semi-detached house with garage and generous sized gardens backing onto farmland with an unspoilt view. NO ONWARD CHAIN.

FOR SALE

MILEAGES: Wem 3.5 miles, Shrewsbury 12.8 miles, Ellesmere 8.1 miles. All mileages are approximate.

2 Reception Room/s | 3 Bedroom/s | 1 Bath/Shower Room/s

- **Rural village location**
- **Scope for modernisation**
- **3 bedrooms, 2 reception rooms**
- **Well proportioned layout**
- **Open sspect view**
- **Driveway parking and garage**

DIRECTIONS
Proceed South from Ellesmere or North from Shrewsbury on the A528 to the Village of Burlton. In Burlton take the Loppington Road and proceed in to the centre of the village. With the Dickin Arms on the right hand side, turn right signposted 'Noneley'. Carry on past the church then after about 100 meters the entrance will be seen on the left hand side.

SITUATION
The property occupies and attractive position, close to the edge of the village, yet within walking distance of the pub/restaurant and part time post office. The property is set on a small established development , whilst backing onto open farmland with some beautiful views from the rear garden. Noneley Road leads directly to a network of winding lanes, providing walks. Schooling in the area includes Newtown Primary School and Thomas Adams in Wem and there is a bus service from the village to the schools. Wem provides a good range of shops including a supermarket together with rail service linking to both Shrewsbury and Crewe.

DESCRIPTION
A deceptively spacious and attractively designed semi-detached house, which offers a particularly well proportioned layout, whilst offering some scope for modernisation and improvement, which will allow prospective purchasers to incorporate their own tastes and colour schemes. The property benefits from a downstairs WC, whilst there is a generous size through lounge having patio doors leading out onto the rear terrace and garden. The separate dining room is well positioned adjacent to the generous size kitchen.

On the first floor there are three bedrooms, and a bathroom which incorporates a modern white suite. An oil fired central heating system has been installed to most rooms and this could easily be extended to the remaining rooms.

OUTSIDE
The property is approached over a private shared tarmacadam and gravelled entrance way leading onto the driveway.

The gardens are of a generous size, provided to both the front and rear.

ATTACHED GARAGE
With metal up and over entrance door, oil fired central heating boiler, rear pedestrian access door.

THE GARDENS
The property is set in attractive and larger than average sized gardens for its type. At the front their is a lawn with a number of specimen shrubs and flower beds. Ornamental gravelled area set against a rose and herbaceous bed with pathway. The rear garden forms a feature to the property and includes a flagged terrace with brick walling and steps leading down onto a sun patio/BBQ area. A good size lawn leads away with herbaceous and shrub borders in part. Set against the rear boundary is a mature tree and shrubs with a picket fence and lovely views out onto rear open farmland. Timber and felt garden shed. 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 £36 (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 and drainage are understood to be connected. Oil fired central heating system. 2 bedrooms have electric storage heaters. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.

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