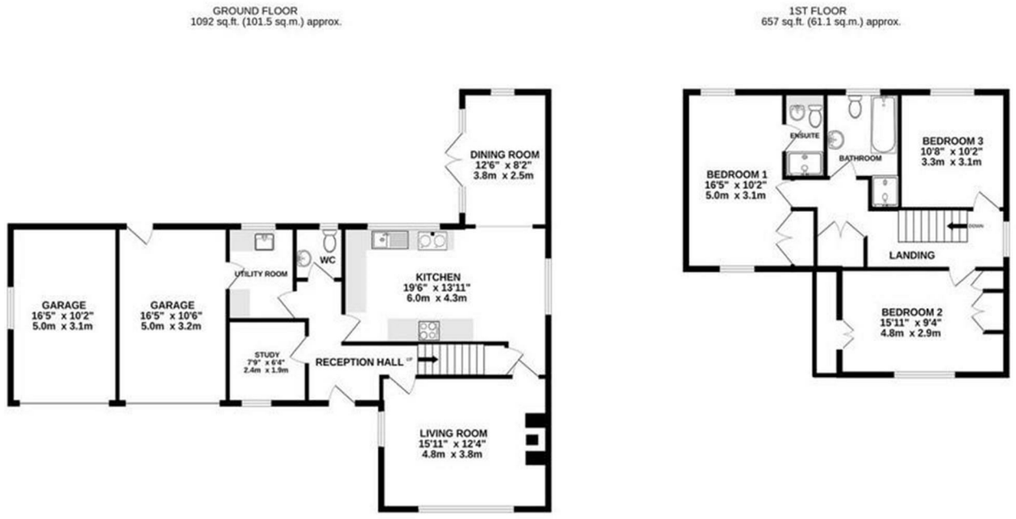
FOR SALE

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

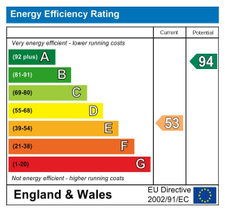


TOTAL FLOOR AREA : 1750 sq.ft. (162.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating



Halls 1845

01743 236444

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

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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.







FOR SALE

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

DIRECTIONS
From Shrewsbury take the A488 road to Bishops Castle passing through the villages of Hanwood and Pontesbury. On leaving Pontesbury travel approximately 0.2 miles and take the first right turn signposted Asterley. After approximately 1.3 miles head into Asterley and Brompton House will be found after a short distance, slightly elevated on the right hand side.

SITUATION
The property is pleasantly situated and enjoys a convenient yet quiet position in this popular hamlet, approximately 2 miles from Pontesbury. Pontesbury offers an extensive range of amenities including a church, butchers/bakers, doctors surgery, shops, public houses, restaurants and primary and secondary schools. The county town of Shrewsbury has a comprehensive range of leisure, social and shopping facilities and the A5 link road provides excellent access to the M54 motorway and on towards the national motorway network. A rail service is available in the town centre.

DESCRIPTION
Brompton House is a most desirable and much improved modern detached house which will no doubt provide wide market appeal. The current owners have made numerous improvements including new double glazed windows throughout, installation of a new kitchen and reconfiguration of the first floor accommodation to incorporate an en-suite shower room. The ground floor accommodation currently comprises a spacious living room with Clearview stove, useful study, feature open plan kitchen diner, separate utility room and guest WC. To the first floor, there are three spacious double bedrooms - the principal of which has an en-suite shower room - whilst the remaining two are served by the family bathroom. Outside, there is a generous driveway parking area which also gives access to the double garage. The gardens to the front are mostly laid to lawn, flanked by established and well stocked herbaceous borders containing a variety of different plants, specimen trees together with established hedgerows. In addition there is a block paved seating area. The lawns then extend to the side and rear leading to a generous flagged entertaining area.

ACCOMMODATION

COVERED ENTRANCE
With brick pavioured 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 over a generous tarmacadam 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 paviored patio seating area. Gated access is available down either side leading to the rear. To one side there are well maintained lawns which wraparound 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.