



FOR SALE

Offers in the region of £425,000

3 Salters Mill, Northwood, Nr Wem, SY4 5NW

A generously proportioned four-bedroom detached family home boasting almost 2,000 sq ft of thoughtfully designed living accommodation, alongside a double garage and attractive gardens which overlook open countryside, peacefully situated within a select development in the village of Northwood.



Wem (4 miles), Ellesmere (5 miles), Oswestry (13 miles), Shrewsbury (15 miles).

All distances approximate.



- Four-Bedroom Family Home
- Circa 2,000 sq ft
- Double Garage and Driveway
- Attractive Gardens Overlooking Open Fields
- Select Development
- Rural Village Location

DESCRIPTION

Halls are delighted with instructions to offer 3 Salters Mill in Northwood for sale by private treaty.

3 Salters Mill is a spacious four-bedroom detached family home which has been lovingly maintained by the current vendors and which provides almost 2,000 sq ft of flexibly arranged living accommodation situated across two well-proportioned floors, with a range of versatile ground floor reception rooms complemented by four family-friendly first floor bedrooms.

The property is situated within attractive gardens which enjoy bucolic views across open fields, with, to the fore, ample driveway parking for a number of vehicles alongside a double garage. To the rear are lawned gardens joined by a paved patio area.

SITUATION

3 Salters Mill is in a most attractive and peaceful semi-rural location on the edge of the popular village of Northwood. Whilst enjoying this quiet rural location it is still conveniently positioned with regard to the nearby North Shropshire towns of Wem and Ellesmere, both of which have an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury is easily accessible by car and offers a more comprehensive range of amenities of all kinds. Shrewsbury is well located with regard to travelling to the West Midlands and beyond via the M54 network. For those wishing to travel north, Chester and the northwest is also easily accessible via the A49/A41 Road networks.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including Newtown CofE primary (rated outstanding), Welshampton CofE Primary, Whixall CofE Primary, The Thomas Adams School, Lakelands Academy, Ellesmere College, Moreton Hall, Packwood Haugh, and Adcote School for girls.

THE PROPERTY

The property is principally accessed via a covered external Porch which opens into a welcoming Entrance Hall, from where stairs, with storage beneath, rise to the first floor. A door opens immediately to the right into a generously proportioned Living Room, which features a bay-window onto the front elevation, and two further side windows which nestle either side of a "living flame" gas fire set within an attractive hearth. Double doors open from the Living Room into a spacious Conservatory offering triple-aspect views across the rear gardens.

Turning left from the Entrance Hall, one enters a Kitchen enjoying further views to the rear, whilst also featuring a selection of fitted base and wall units, planned space for a breakfast table, and a door which allows access into an adjoining, and particularly useful, Utility Room. The ground floor boasts two further Reception Rooms which are presently utilised, respectively, as a Dining Room and Home Office, but which could readily serve a multitude of onward usages, be that as Family Rooms, Play Rooms, or entertaining spaces. The Ground floor accommodation is completed by a Cloakroom positioned off the Entrance Hall.

Stairs rise to a galleried first floor landing with recessed storage cupboard. The landing gives access to four comfortably-sized Bedrooms and a family Bathroom comprising a modern white suite, all benefitting from integrated storage/wardrobe space and ideally suited to the needs of families. The Master further benefits from an adjoining En-Suite Shower Room,.

OUTSIDE

The property is accessed off a private road, which serves this select and well-regarded development, onto a double-width driveway providing space for a number of vehicles, this flanked to one side by attractive front gardens and positioned before a double Garage (approx. 5.28m x 5.13,) with two front access doors, window to the side, and a pedestrian door which opens to the rear.



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



The rear garden serves as a wonderful accompaniment to the home and immediately abut open fields; having been carefully improved and tended by the current vendors, they now stand as a tranquil oasis in which to enjoy the serenity of this select setting, whilst at present featuring an area of shaped lawn bordered by an attractive paved patio area which offers opportunities for al fresco dining and sitting out.

THE ACCOMMODATION COMPRISES:

- Ground Floor -

Entrance Hall:

Office/Reception Room: 4.97m x 3.37m

Kitchen: 3.94m x 3.47m

Utility: 2.39m x 1.90m

Cloakroom:

Dining Room: 3.83m x 3.60m

Living Room: 5.98m x 4.38m

Conservatory: 3.93m x 3.51m

- First Floor -

Bedroom One: 4.29m x 3.81m

En-Suite:

Bedroom Two: 4.39m x 2.90m

Bedroom Three: 3.32m x 3.12m

Bedroom Four: 3.26m x 2.96m

Family Bathroom:

DIRECTIONS

From Ellesmere proceed on the A495 to the village of Welshampton. In Welshampton, turn right (signposted "Wem") on to the B5063 and continue to the hamlet of Northwood. In Northwood, continue past the Horse & Jockey Public House and turn left signposted "Prees & Whixall". Continue for approximately 150 yards and Salters Mill will be located on the right hand side; turn into Salters Mill and the property will be positioned on the left.

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SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a communal private system and heating is provided by LPG.

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Shropshire Council, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within Council Tax Band E on the local authority register.

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.

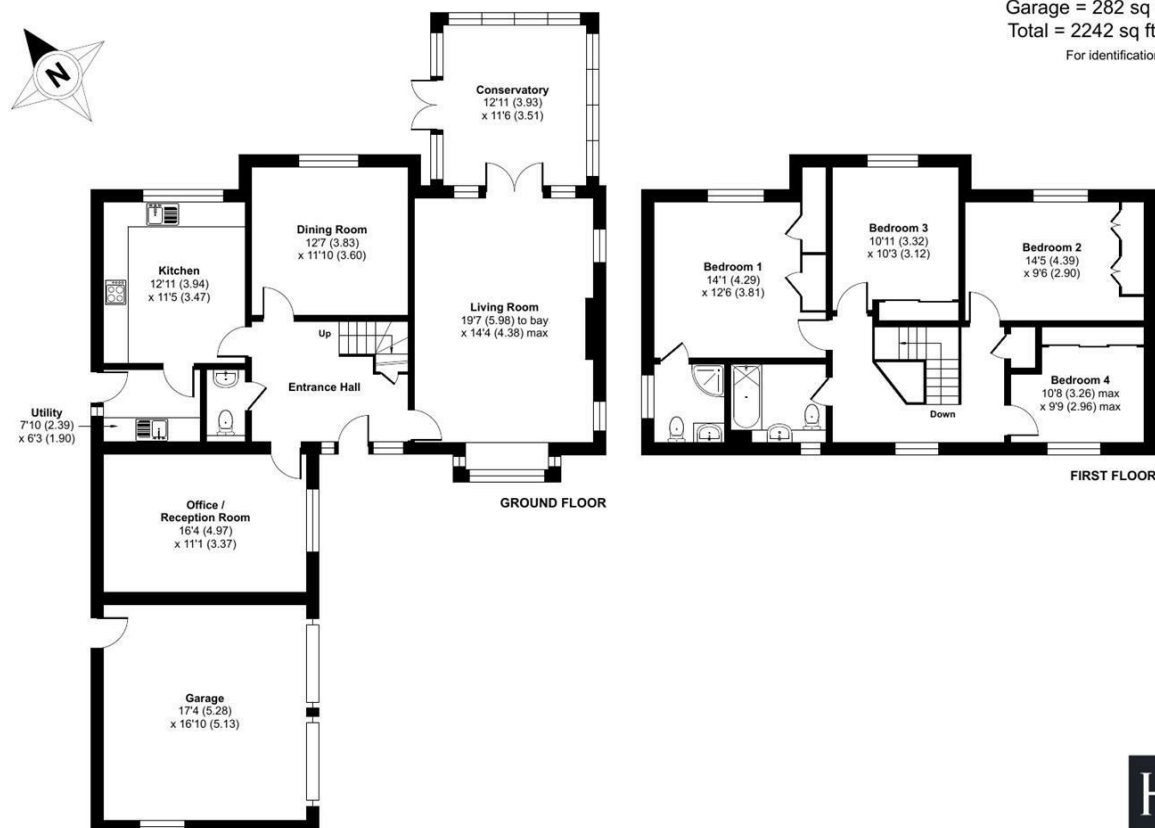
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere. Shropshire, SY12 0AW.

FOR SALE

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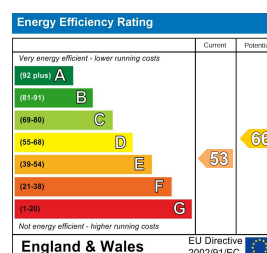
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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Ellesmere Sales

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