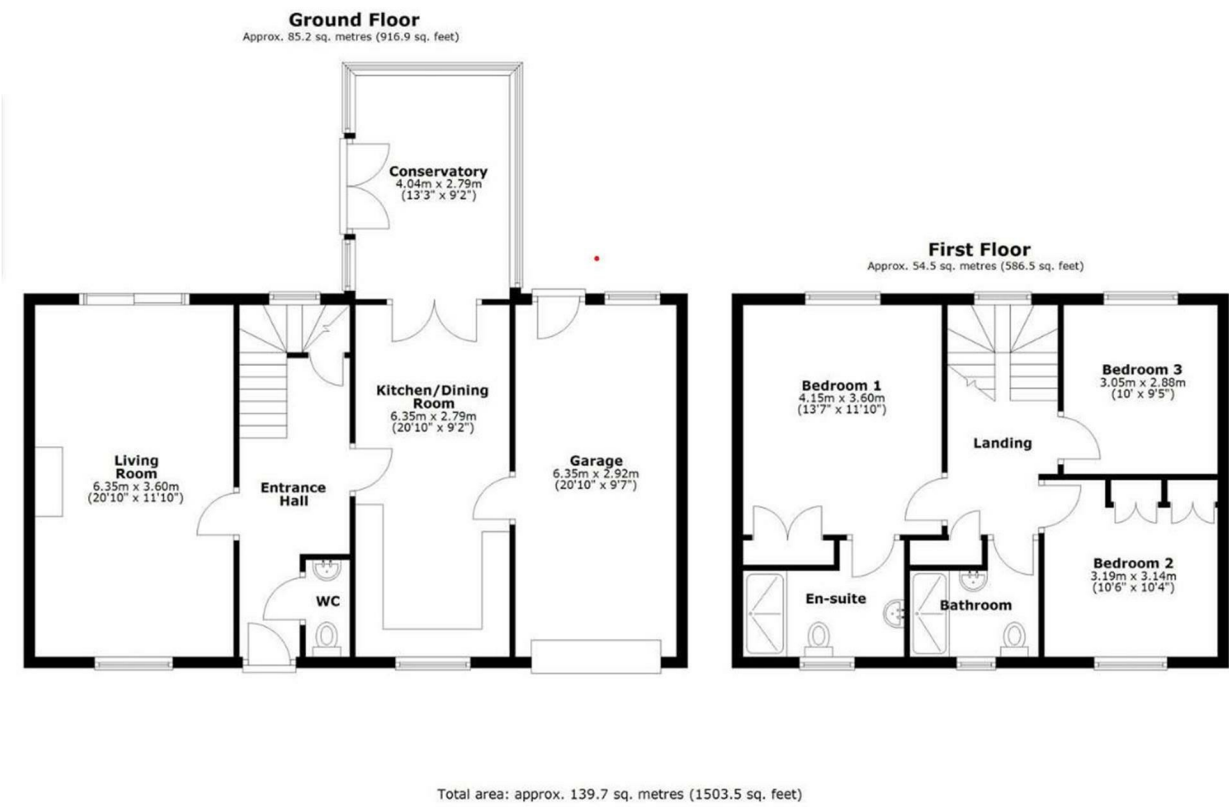


FOR SALE

Mountain Ash Old School Lane, Halfway House, Shrewsbury, SY5 9EA



FOR SALE

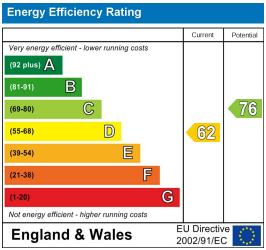
Offers in the region of £340,000

Mountain Ash Old School Lane, Halfway House, Shrewsbury, SY5 9EA

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



A beautifully presented modern family home, with superb living and entertaining accommodation and lovely private gardens .



01743 236444

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



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1 Reception Room/s


3 Bedroom/s


1 Bath/Shower Room/s


1 Garage



- Convenient location
- Open plan kitchen/dining room
- Impressive living room
- Well proportioned rooms
- Driveway and garage parking
- Private gardens

DIRECTION
From Shrewsbury proceed west along the A458 Welshpool Road. Continue through the village of Ford and passed Rowton Castle Country Club on the right hand side. Proceed into the village of Wattlesborough, passing the church on the right hand side. Take the first left left turning and the property will be found on the left hand side.

SITUATION
The property is located in an attractive position on the outskirts of this popular Hamlet. Halfway House provides a village hall and café. Further amenities can be found in the county town of Shrewsbury which offers a comprehensive and diverse shopping centre, with a range of social facilities and a rail service. Commuters will find that the Welshpool Road gives immediate access to the A5 which links to Oswestry to the north and leads through to the M54 and onto Telford.

DESCRIPTION
An updated and improved modern detached family home offering well-proportioned and well laid out accommodation throughout. The property has a superb open plan kitchen/dining area with doors leading to the conservatory. The main living room is a wonderful entertaining space. Mountain Ash also benefits from a landscaped private rear garden. Planning permission has been granted for a loft conversion to create a large double bedroom with dressing area and en-suite.

ACCOMMODATION
ENTRANCE HALL
Good sized entrance hall with cloakroom, under stairs storage and turning staircase to spacious landing.

KITCHEN/DINING ROOM
Lovely open plan kitchen/dining room, complete with integrated appliances and granite work surfaces.

CONSERVATORY
Extended conservatory which also has glazed doors onto the garden.

LIVING ROOM
Front to back living room with feature fireplace and glazed double doors onto the rear garden.

BEDROOM ONE
With built in wardrobes and an en-suite shower room.

BEDROOM TWO

BEDROOM THREE
FAMILY SHOWER ROOM
INTEGRAL GARAGE

OUTSIDE
To the front, the garden is mostly laid to lawn. There is also a private driveway with access to the garage. To the rear there are landscaped gardens, with lawned areas, a space for a trampoline and a patio area for alfresco 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 and drainage are connected with oil fired central heating. None of these services have been tested.

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

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