Barker Healey PROPERTY









34 Church Meadow, Lilleshall.

Offers in the region of £485,000

The positioning and versatility of this 3/4 Bedroom, detached family home is what really sets it apart from other properties of its kind. Not only is it situated at the end of a sought-after cul-de-sac in the charming village of Lilleshall, meaning it benefits from a quiet, spacious corner plot and enjoys stunning views over Shropshire countryside, but it also boasts a 25ft Garden Room extension and Study/Bedroom 4 downstairs and has the potential to be enjoyed in whatever way the next owner's lifestyle requires. Add to that a recently re-fitted contemporary Family Bathroom, large open-plan Lounge/Dining Room and mature gardens, (perfect for growing your own produce, for children to play in or simply just for relaxing and entertaining) and the accommodation on offer is exceptional both inside and out!

Briefly comprising Porch, Entrance Hallway, Study/Bedroom 4, Downstairs W.C., Lounge/Dining Room, Breakfast Kitchen, Garden Room, Boot Room, Utility Room, 3 double Bedrooms, Master En-suite and Family Bathroom, there is ample driveway parking, an Attached Double Garage and gardens to the front and rear. Gas C.H. via a combi-boiler. uPVC D.G. Plenty of built-in storage space. Council Tax Band F. EPC Rating D.

34 Church Meadow Lilleshall Newport Shropshire

Property entered via
obscure glazed uPVC door into

Porch 3' 6" x 3' 5" (1.07m x 1.04m)
Glazed door into

Entrance Hallway 9' 9" x 5' 10" (2.97m x 1.78m)
Door to built-in cloaks cupboard, doors to downstairs rooms and stairs to first floor.

Study/Bedroom 4 10' 4" x 8' 8" (3.15m x 2.64m)
Open storage space with shelving.

Downstairs W.C. 5' 10" x 3' 1" (1.78m x 0.94m)

Lounge/Dining Room 24' 4" x 15' 10" (7.41m x 4.82m) (max)
L-shaped reception room with single glazed uPVC door to the rear garden. Serving hatch from the Kitchen.

Breakfast Kitchen 16' 2" x 8' 10" (4.92m x 2.69m) (max)
Integrated gas hob with double electric oven/grill and extractor hood. Breakfast bar seating area.

Garden Room 25' 8" x 15' 2" (7.82m x 4.62m)
Double fully glazed sliding doors to the rear garden. Fitted cupboard containing gas C.H. combi-boiler. Doors to the Double Garage and

Boot Room 4' 6" x 3' 4" (1.37m x 1.02m)
Door to built-in storage cupboard. Door to the front of the house. Open to

Utility Room 7' 5" x 6' 0" (2.26m x 1.83m)

Upstairs to
first floor landing which provides access to Bedrooms and Family Bathroom. Door to built-in storage cupboard over stairs.

Master Bedroom 13' 3" x 11' 7" (4.04m x 3.53m) (max)
Two sets of double built-in wardrobes. Door to

Master En-suite 5' 7" x 4' 9" (1.70m x 1.45m) (max)

Bedroom 2 13' 2" x 10' 8" (4.01m x 3.25m)
Double built-in wardrobe.

Bedroom 3 15' 1" x 7' 0" (4.59m x 2.13m) (max)

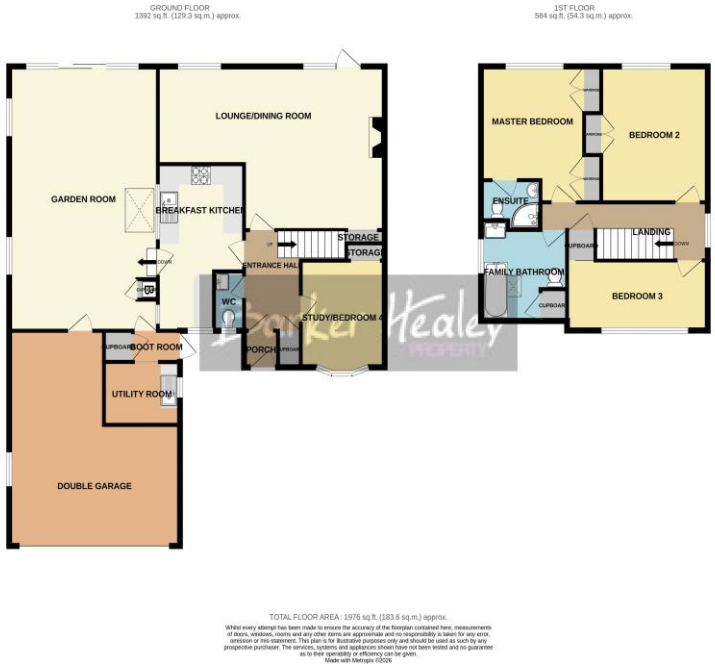
Family Bathroom 8' 10" x 8' 9" (2.69m x 2.66m) (max)
Door to built-in storage cupboard.

Externally
To the front is a sweeping tarmacadam driveway offering parking for several vehicles and leading to the Attached Double Garage. Lying adjacent is a lawned garden interspersed with a variety of mature plants and shrubs and a paved pathway leads to the front door. Next to the door is a covered area which allows direct access to the Boot Room.

To the left is a further paved pathway which opens onto a completely private side garden, offering a pleasant seating area edged with established planting and opening onto the rear garden. The rear garden features an extensive lawn, bordered by an excellent selection of trees, shrubs and well stocked flower beds. A paved patio area sits adjoining the house, creating an ideal entertaining space.

To the further garden there is a greenhouse with additional cultivated planting areas and a wooden shed.

Attached Double Garage 21' 1" x 17' 5" (6.42m x 5.30m) (max)
Up and over door to the front. Electric power and lighting.



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Barker Healey PROPERTY

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