



FIELDSIDE

THE PADDOCKS | WESTON LULLINGFIELDS | SHREWSBURY | SY4 2AP

Halls 1845



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Shrewsbury 10.2 miles | Oswestry 12.6 miles
(all mileages are approximate)

A WELL MAINTAINED AND GENEROUSLY PROPORTIONED FAMILY HOME,
WITH ATTRACTIVE GARDENS AND DOUBLE GARAGING, SITUATED IN A
PRIVATE CUL-DE-SAC OFFERING STUNNING COUNTRYSIDE VIEWS.

Well maintained throughout
Lovely sitting room and separate dining room
4 bedrooms
Picturesque village location with stunning rural views
Large frontage with private drive



Shrewsbury Office
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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury, head North West on the B5067 Baschurch road for about 8 miles and upon entering the village of Baschurch turn right at the mini roundabout and continue along the main street until reaching the crossroads. Continue straight on at the crossroads for approximately 2 miles and The Paddocks is located on the right with Fieldside being the last property on the left.

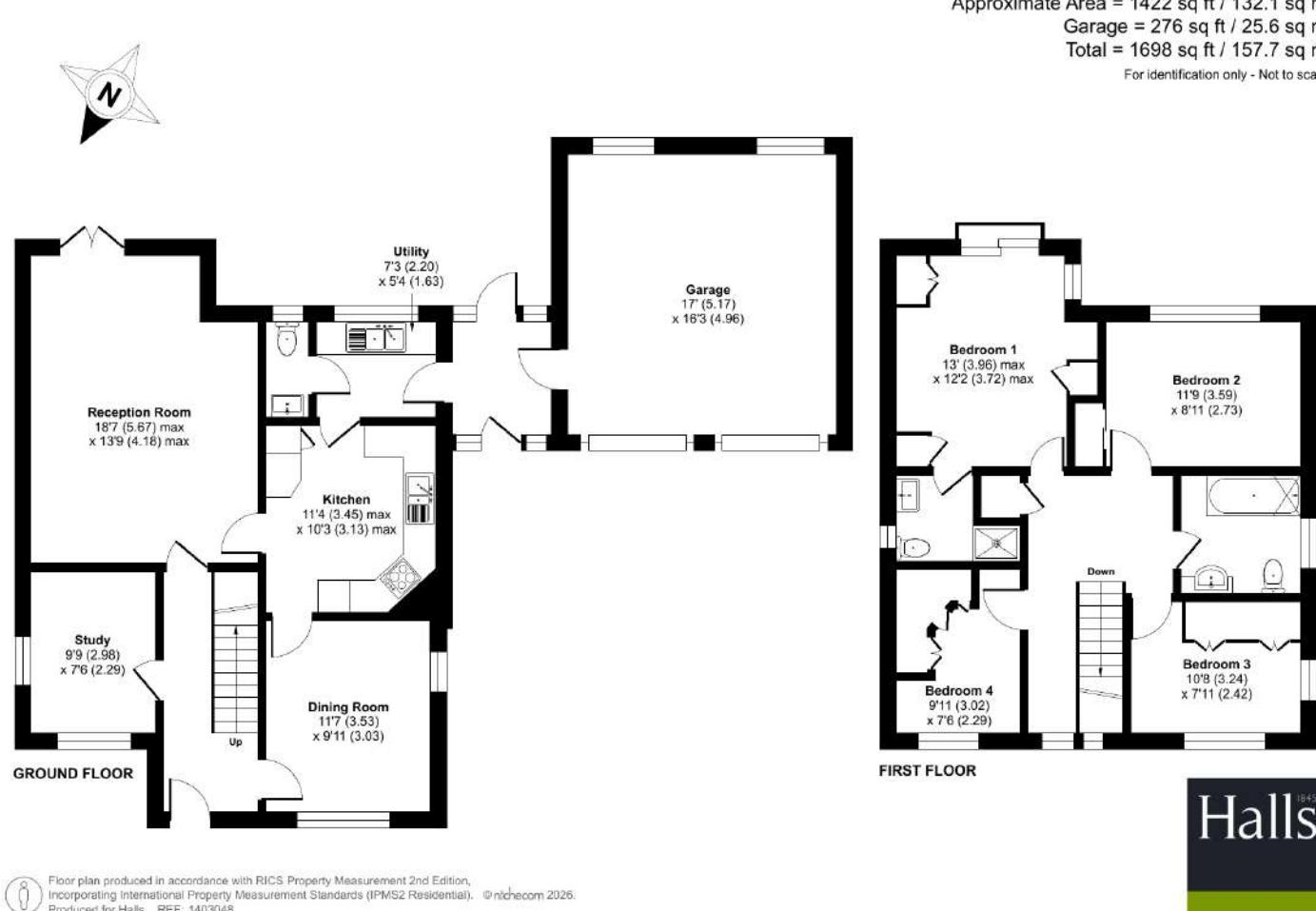
SITUATION

Fieldside is situated in the popular North Shropshire village of Weston Lullingfields, which has an excellent Primary School, Church, and Village Hall. The well known North Shropshire village of Baschurch is only 2.5 miles away and has a surprising range of amenities for a village of its size, including the well regarded Corbet Secondary School. The larger centres of Shrewsbury (11 miles) and Oswestry (11 miles) are, also, within easy motoring distance, both of which, have a more comprehensive range of amenities of all kinds.

PROPERTY

Occupying a lovely, exclusive and secluded cul-de-sac position this is a spacious four bedroom detached house which boasts many pleasing features some of which include, three reception rooms, principal bedroom with en-suite shower room, front and rear gardens, large driveway and detached brick built double garage.

Fieldside has been well maintained by the owners and offers lovely flowing accommodation set over two floors. The accommodation briefly comprises a reception hall, living room with a feature fireplace and French doors allowing access to a spacious patio and the rear garden. Kitchen with built-in base and wall units, integral appliances include a dishwasher, double oven, hob with a concealed extractor canopy above, fitted worktops with a one-and-a-half bowl stainless steel sink drainer unit with mixer tap.



To complete the ground floor there is a utility room with part glazed door giving access to rear hall/link to garage, built-in base units with fitted worktops, inset stainless-steel sink with mixer tap and tiled surround and space for washing machine and refrigerator. There is also a dining room and study.

To the first floor there are four bedrooms, an en-suite bathroom and a family bathroom with modern fitted suite.



OUTSIDE

The property is located on an exclusive and private cul-de-sac. The impressive frontage includes a front garden and private driveway. The large tarmacadam drive allows parking for several cars aswell as turning space to the front of the property and leads to the double garage. The rear garden is extremely private comprising both lawn and patio areas, with ample entertaining space.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, England, SY3 8HQ.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.



