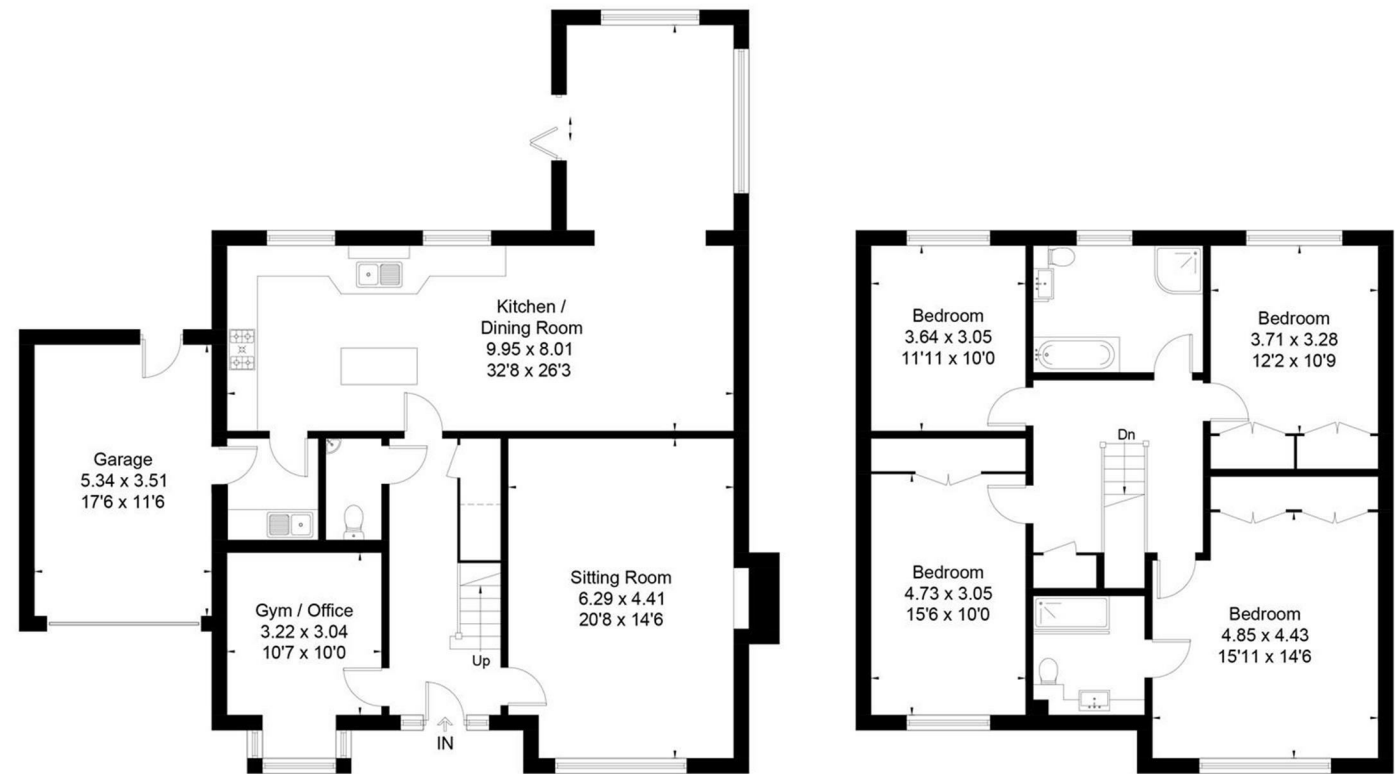


FOR SALE

Greenfields Loppington, Shrewsbury, SY4 5ST

Approximate Floor Area = 208.2 sq m / 2241 sq ft
Garage = 18.8 sq m / 202 sq ft
Total = 227 sq m / 2443 sq ft



Ground Floor



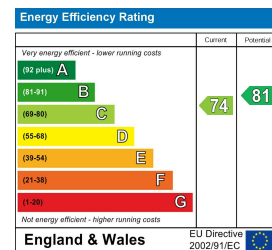
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #76462

First Floor

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



01743 236 444

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



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Halls 1845



FOR SALE


Offers in the region of £565,000

Greenfields Loppington, Shrewsbury, SY4 5ST

Greenfields is a substantial and beautifully presented modern family home with lovely spacious living accommodation and stunning countryside views.




MILEAGES: Wem 3.4 miles, Ellesmere 7.4 miles, Shrewsbury 12.5 miles and Telford 24.5 miles. All mileages are approximate.



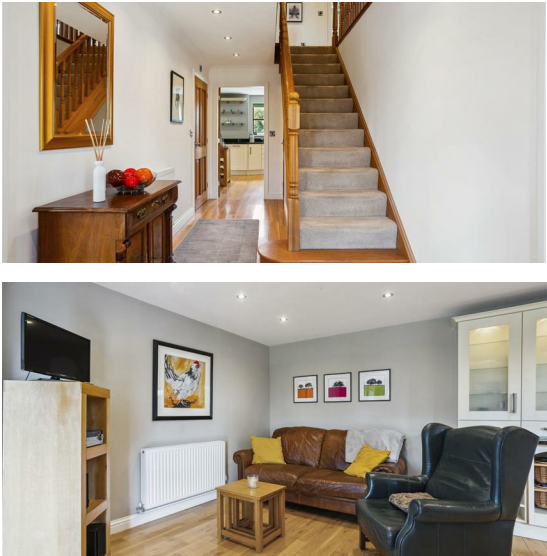
3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Wonderfully flowing living accommodation
- Large Sitting room with Aga log burner
- Superb L shaped kitchen/dining/family room
- Landscaped private rear gardens
- Beautiful countryside views
- Large gated private driveway leading to the integral garage

DIRECTIONS
From Shrewsbury proceed north to Harmer Hill and bear left for Ellesmere. Follow this road through to Burlton and turn right signed Loppington. As you enter the village the property will be seen on the left hand side.

SITUATION
The property is attractively situated along a country lane, whilst also adjoining farmland, which offers lovely views. The area is known for its unspoilt countryside, local walks and miles of quiet lanes for riding out purposes. Loppington itself provides a popular pub with restaurant and thriving village hall activities. Local area catchment schools include Newtown Primary School and Thomas Adams School in Wem, both of which are highly rated and there is a pick up bus service from the village. The local market towns of Wem and Ellesmere provide a good selection of shops with a supermarket to each. Wem includes a rail service and Ellesmere is well known as a tourist centre amongst boating enthusiasts both, on the Meres and canal. Commuters have ready access to a number of commercial centres including Shrewsbury, which also provides an excellent shopping centre, Telford and Wolverhampton, or alternatively north where there is Wrexham and Chester.

DESCRIPTION
Greenfields is a highly desirable detached house which will no doubt have wide market appeal. The ground floor boasts a living room with AGA log burner, open plan kitchen/dining room which leads in to the large sun room, utility room and gym/office. To the first floor there are 4 double bedrooms, the principal of which benefits from a recently refitted en-suite shower room. the remaining bedrooms are served by the family bathroom which has a modern white suite and separate shower cubicle. Outside a large gravelled driveway parking area with space for numerous vehicles gives access to the integral garage. The gardens are predominantly laid to the rear and comprise patio entertaining area and beautifully maintained lawns. It should be noted that the rear and side gardens have a particularly lovely outlook over fields featuring open countryside views.

ACCOMMODATION
KITCHEN/DINING ROOM
Shaker-style Kitchen units with granite worktops and splashback, beautiful, matching illuminated dresser, integrated Neff dishwasher, American-style fridge-freezer, double stainless steel Rangemaster Professional 110 oven with ceramic hob and stainless steel extractor fan. Leading to:

SUN ROOM
Offering views to open countryside, bifold doors to garden.

UTILITY ROOM
Space and plumbing for washing machine and tumble dryer.

LIVING ROOM
Fireplace with brick surround housing an AGA log burning stove.

GYM/OFFICE/PLAYROOM
Bay window.

FIRST FLOOR LANDING
Access to loft space.

BEDROOM 1
Double built-in wardrobes.

EN-SUITE SHOWER ROOM
Recently re-fitted with VITRA appliances, walk in shower with mains fed shower, vanity sink unit, wall hung WC. Fully tiled Porcelanosa wall and floor tiles.

BEDROOM 2
Built in wardrobes.

BEDROOM 3
Built in double wardrobe.

BEDROOM 4

FAMILY BATHROOM
Providing an attractive white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, bath. Separate shower cubicle with mains fed shower over. Part tiled walls.

OUTSIDE
The property is approached through a gate over a gravelled driveway with parking for circa 5 vehicles, whilst also giving vehicular access to the integral garage.

INTEGRAL GARAGE
With electric roller entrance door. Power and lighting points. Storage space above. Door leading to Utility and rear garden.

GARDENS
The gardens are predominantly to the rear and are well landscaped with flowing lawns and for ease of maintenance provide an Indian sandstone patio seating area providing an excellent entertaining space. Purchasers will be delighted to note that there are stunning open countryside views offering the opportunity to enjoy fantastic sunsets.

GENERAL REMARKS

FIXTURES & 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 drainage are understood to be connected. Oil central heating. None of these services have been tested.

COUNCIL TAX
The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com