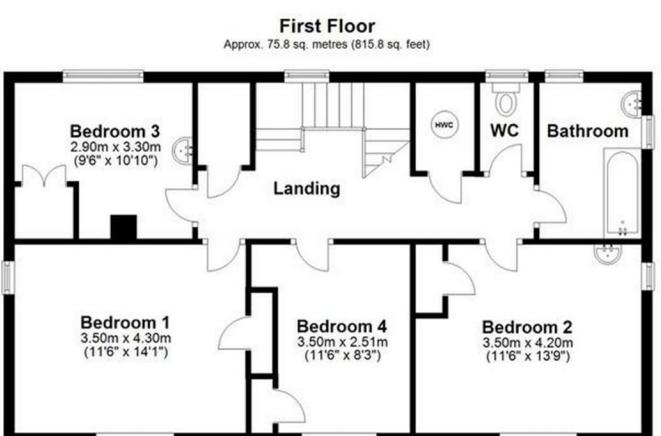
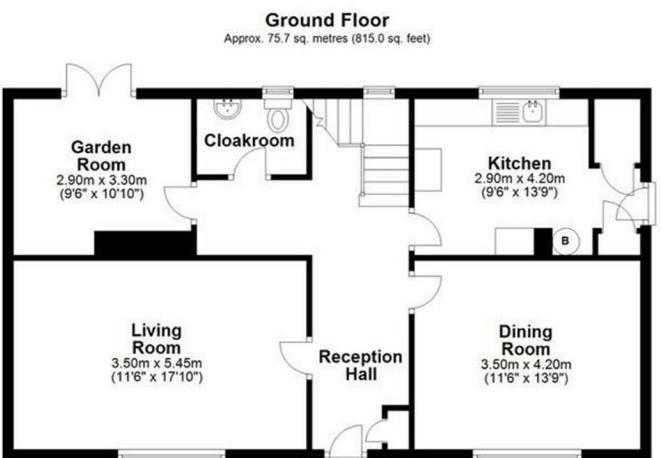


FOR SALE

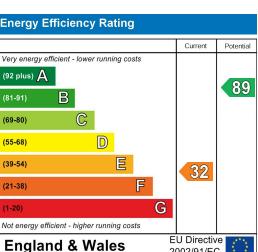
9 Lymore Close, Wilcott, Nesscliffe, Shrewsbury, SY4 1BB

Halls¹⁸⁴⁵



Total area: approx. 151.5 sq. metres (1630.8 sq. feet)

Energy Performance Rating



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.



FOR SALE

Offers In The Region Of £500,000

9 Lymore Close, Wilcott, Nesscliffe, Shrewsbury, SY4 1BB

A most desirable well proportioned detached country house requiring a scheme of modernisation, whilst benefitting from extensive gardens and a small amenity paddock in a lovely position on the fringe of the hamlet. IN ALL ABOUT 0.8 ACRE. NO ONWARD CHAIN.



Halls¹⁸⁴⁵

01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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MILEAGES: Nesscliffe 1.4 miles, Shrewsbury 9.2 miles, Oswestry 10.5 miles and Telford 24.2 miles. All mileages are approximate.



3 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- **Spacious detached house**
- **Scope to modernise**
- **Large gardens**
- **Garage & 2 Stores**
- **Amenity paddock**
- **About 0.8 acre in all**

DIRECTIONS

From Shrewsbury proceed north along the A5 past Montford Bridge and then on reaching the roundabout at the commencement of the Nesscliffe bypass take the 3rd exit heading for nesscliffe village. Proceed a short distance taking the left hand turn towards the training camp. Continue over the bypass taking the 2nd right turn sign posted Wilcote and proceed to the top of the road turning left and Lymore Close will be clearly sign posted on the left hand side.

SITUATION

The property occupies an appealing and convenient location on the fringe of the hamlet of Wilcote and a stones throw from the Nesscliffe training camp. The neighbouring village of Nesscliffe offers a number of facilities including pub/restaurant, primary school, petrol station and convenience store. The area is well known for its beautiful countryside and includes Nesscliffe hill and the Cliffe Countryside Heritage Site, which offers some wonderful walks. Further afield the county town of Shrewsbury lies to the south with ease via the A5 commuter route, which links thereon to the M54 motorway and Telford. To the north is Oswestry with further road links through to Wrexham and Chester.

DESCRIPTION

This attractive family house offers a rare opportunity to acquire a property in this lovely private cul-de-sac. The house was formerly the quarters for the training camp commander and offers a traditional layout with well proportioned rooms including two separate reception rooms and a study. There is a useful downstairs cloaks/WC, whilst the kitchen may offer options for being opened up into the adjacent dining room. On the first floor, there are four good size bedrooms, which are then served by a bathroom and separate WC. The accommodation would certainly benefit from a scheme of modernisation, which will attract buyers looking for a property to incorporate their own ideas and tastes.

Outside, adjoining the house are two useful stores and an old WC (disconnected), together with a garage. The gardens to the front and rear are quite generous in size and provide extensive lawns. Immediately adjacent is a useful grassed amenity paddock which will no doubt be of interest to those seeking land for a pony, horticultural purposes or merely as an amenity area for the family. In all about 0.8 acres (Excluding grass verge and road section)

ACCOMMODATION

RECEPTION HALL

With built in cloaks/meter cupboard. Staircase rising to first floor.

GUEST CLOAKS/WC

With wash hand basin and WC.

LIVING ROOM

With picture rail. Tiled fireplace. Two matching glazed display cabinets. Front window aspect.

STUDY/GARDEN ROOM

With picture rail. Double glazed twin French doors leading out to the rear garden.

DINING ROOM

With picture rail. Original serving hatch to kitchen. Front window aspect.

KITCHEN

With fitted onyx style worktop and tiled splash with built in one and a half bowl sink unit. Formica faced storage cupboards under. Space for fridge. Free standing ELECTRIC BELLING COOKER with FILTER HOOD overhead and storage cupboards surrounding. Further Formica worktop with storage cupboards above and below including drawer unit. OIL FIRED CENTRAL HEATING BOILER. Fitted tall shelved storage cupboard. PANTRY with cold slab and fitted shelving. Rear entrance door to covered passageway.

FIRST FLOOR LANDING

With walk in airing cupboard containing factory insulated hot water cylinder. Immersion heater and slatted shelving. Built in deep storage cupboard. Access to loft space.

BEDROOM 1

With built in wardrobe and storage cupboard over. Twin window aspect with views over open farmland.

BEDROOM 2

With built in wardrobe with storage cupboard over. Wash hand basin with tiled splash back and mirror. Twin window aspect.

BEDROOM 3

With wash hand basin and tiled splash with fitted mirror over. Window aspect over the rear garden.

BEDROOM 4

With built in wardrobe with storage cupboard over and front window aspect.

BATHROOM

With panelled bath having mixer tap with shower attachment and splash screen. Fitted wash hand basin with fitted mirror and shelf over.

SEPARATE WC

With low flush suite.

OUTSIDE

The property is approached through a gated entrance onto a tarmac driveway with ample parking space for a number of cars. There is an additional tarmac parking space to the front of the house.

Adjoining the house is a covered passageway with doors leading off to an OLD WC (Out of use) and two adjoining STORES.

ATTACHED GARAGE

With metal up and over entrance door and rear pedestrian access door.

THE GARDENS

The property is set in large gardens, providing a lawn to the front with a selection of flowering shrubs along its front boundary. To the flank of the driveway is a further lawn interspersed with a selection of mixed trees and shrubs. Access from this area is then gained to the side of the Garage, where an OIL STORAGE TANK is sited.

THE REAR GARDEN

This forms the largest section of garden which includes an extensively wide flagged patio, generous size lawn divided by a further path, whilst a mixed selection of shrubs are provided along both sides of the lawn together with a TIMBER AND FELT GARDEN SHED and a hexagonal shaped GREENHOUSE.

THE AMENITY PADDOCK

Adjoining the gardens to the northern side of the property is a useful amenity paddock, which is of a regular shape, generally level and down to grass with a gated access from Lymore Close. This area of land extends to about 0.53 ACRE.

GENERAL REMARKS

PROBATE

It should be noted that the sale of the property is subject to Grant of Probate.

LAND REGISTRATION

It may be noted that the house with gardens and amenity paddock are on two separate title documents.

FIXTURES AND FITTINGS

The fitted carpets as laid, light fittings and curtains/nets are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band E. 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@hallsrgb.com