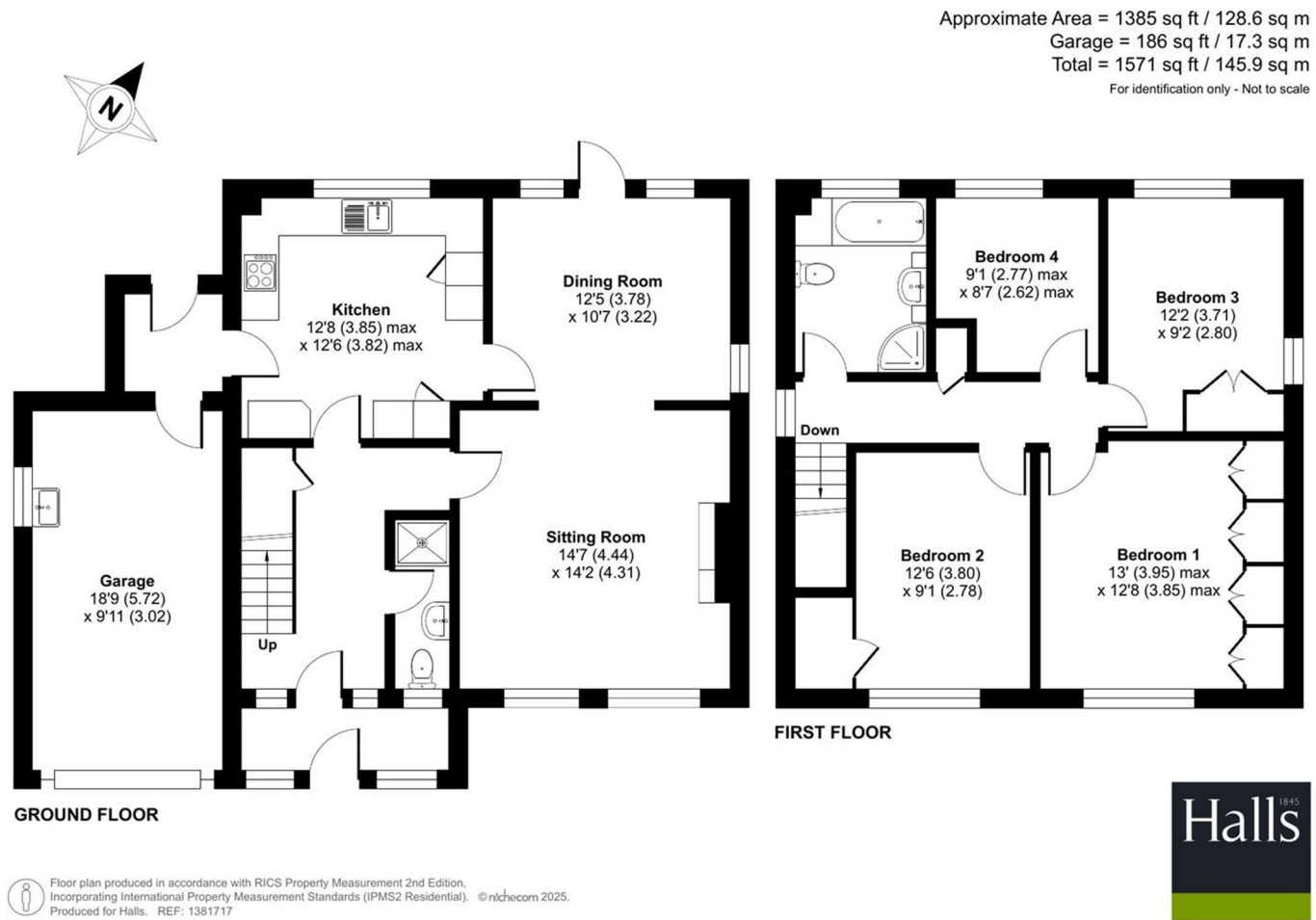


FOR SALE

2 Ash Meadow, Westbury, Shrewsbury, SY5 9QJ



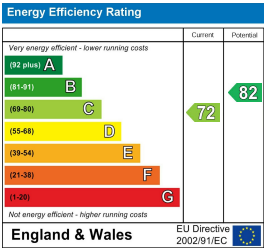
FOR SALE

Offers in the region of £395,000

2 Ash Meadow, Westbury, Shrewsbury, SY5 9QJ

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



An attractive detached home that is well presented throughout having been updated, offering spacious living accommodation, set with driveway parking, garaging and large gardens, situated in a beautiful rural village.



01743 236444

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



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MILEAGES: Shrewsbury 9.1 miles, Telford 23.4 miles. All mileages are approximate.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Superb flowing accommodation
- Kitchen/breakfast room
- Large double reception room
- 4 double bedrooms
- Pretty landscaped garden
- Wonderful countryside views

DIRECTIONS

From Shrewsbury, take the B4386 towards Montgomery, passing through Nox and Yockleton. On entering Westbury, the turning to Ash Meadow can be found on the right hand side.

SITUATION

The nearby villages of Westbury and Worthen offer thriving communities including a shop, primary school, church and a medical practice. Commuters will find that the property is well placed with easy access to Shrewsbury, in particular the main A5 which links east to the M54 motorway and then onto Telford or north to Oswestry. To the west lies Montgomery with Welshpool offering a gateway to Mid Wales and the Welsh coast.

DESCRIPTION

2 Ash Meadow is a wonderfully positioned detached family home, offering rooms of pleasing dimension and flowing accommodation. The ground floor comprises and entrance hall providing access to the downstairs shower room, large reception room, dining room and spacious kitchen. The living room has a feature fireplace and window overlooking the front gardens, the dining room is accessed through an archway with french doors leading out the rear gardens. The spacious kitchen provides ample storage cupboards and built in appliances. To the first floor, there are four good sized bedrooms, the principal of which having built in wardrobes. Bedroom two and three also have a built in storage cupboards and bedroom four is currently being used as an office space. All bedrooms are served by the family bathroom which provides a low level WC, wash hand basin set in vanity unit, corner shower cubicle and panelled bath.

OUTSIDE

To the front, the property is approached over a double width tarmacadam driveway giving access to the integral garage, there is a front garden laid to lawn with shrubbery bushes and additional parking to the side of the property with gated access to the rear.

To the rear is a spacious garden mainly laid to lawn with a paved patio and dining area, herbaceous and floral borders, fruit trees, vegetable plot and greenhouse. The gardens are enclosed by mature hedging with exceptional views across open countryside.

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 sale particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'E' on the Shropshire Council Register.

VIEWINGS

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