

1 Crabtree Lane, Walton, Near High Ercall, Shrewsbury,
Shropshire, TF6 6AP

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £475,000

Viewing: strictly by appointment through the agent

The accommodation briefly comprises of the following: Entrance porch, entrance hallway, lounge, dining room, sitting room/ground floor bedroom, attractive kitchen/breakfast room, UPVC double glazed conservatory, large first floor landing (part of this could make an ideal study area), master bedroom with ensuite shower room, three further bedrooms, family bathroom, stone driveway plus additional hard standing area ideal for further parking such as caravan/boat etc, large single garage plus additional sectional garage, large rear enclosed gardens, bespoke feature log cabin style outside social area, outside boiler room and WC, oil fired central heating, UPVC double glazing, beautiful rural aspect towards local countryside, farmland, The Wrekin and beyond. Viewing is highly recommended.

The accommodation in greater detail comprise

Nestled within a desirable semi rural position, this is an impressive, extended four/five bedroom semi detached house, which offers versatile, spacious and beautifully presented living accommodation ideal for modern family life. Occupying a generous plot the property is enjoys an enviable setting with breathtaking view across the rolling farmland, surrounding countryside and the iconic Wrekin, creating a wonderful sense of space and tranquility. The well planned accommodation has been thoughtfully extended to provide flexible living space throughout, with a range of reception areas perfectly suited to both family living and entertaining. Externally the large plot provides well maintained gardens and outdoor space, offering excellent potential families, keen gardeners and those seeking semi rural lifestyle. The stunning open aspect to the rear further enhances the property's appeal, allowing residences to enjoy spectacular countryside views throughout the seasons. Walton is a sought after semi rural village set amongst beautiful countryside which is conveniently position between the popular villages of Shawbury and High Ercall. The area is well placed for access to the county town of Shrewsbury and new town of Telford along with the wider motorway network, making Walton an ideal location for those seeking countryside living without isolation. Early viewing comes highly recommended by the agent.

Part glazed wooden entrance door gives access to:

Entrance porch

Having tiled floor, recessed spotlights to ceiling, two UPVC double glazed windows.

Sealed unit double glazed door with matching window to side gives access to:

Entrance hallway

Having wooden flooring, understairs recess, coving to ceiling.

Door from entrance hallway gives access to:

Dining room

14'11 max x 9'10

Having UPVC double glazed window to front, radiator, exposed wooden flooring, feature display shelving, coving to ceiling.

Arch from dining room gives access to:

Lounge

13'5 max into recess x 12'7

Having open fire set to a marble style hearth with stone style fire surround, exposed wooden flooring, coving to ceiling, double glazed sliding patio door giving access to rear gardens, radiator.

Door from entrance hallway gives access to:

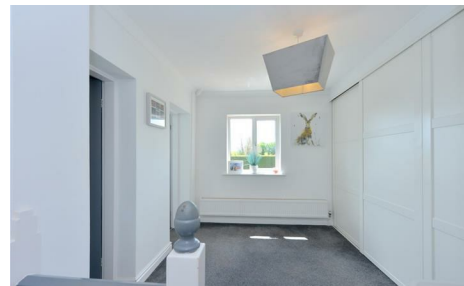
Attractive kitchen/breakfast room

22'1 x 11'5

And comprises: A range of attractive eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset 1 1/2 sink drainer unit with mixer tap over, space for appliances, tiled splash surrounds, tiled floor, Belling range style cooker with seven ring LPG gas hob with stainless steel cooker canopy over, UVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, radiator, recessed spotlights to ceiling, feature custom made breakfast bar.

Part glazed door from kitchen/breakfast room gives access to:





UPVC double glazed conservatory

9'0 x 7'11

Having brick base, tiled floor, range of UPVC double glazed windows overlooking the property's rear gardens, polycarbonated roof, UPVC double glazed French doors giving access to rear gardens.

Door from entrance hallway gives access to:

Sitting room/ground floor bedroom

12'10 x 11'1

Having wood effect flooring, radiator, coving to ceiling, UPVC double glazed window to front.

From entrance hallway stairs rise to:

Spacious first floor landing

Part of this area would make a pleasing study area having UPVC double glazed window with a lovely aspect to rear overlooking the property's rear garden, local farmland, The Wrekin and beyond, radiator, coving to ceiling, loft access, large fitted wardrobe.

Doors from first floor landing then give access to: Four bedrooms and bathroom.

Bedroom one

13'7 x 11'9

Having UPVC double glazed window with a pleasing rural aspect, coving to ceiling, radiator.

Arch from bedroom one gives access to:

Ensuite shower room

Having a large tiled shower cubicle with drench shower over and hand-held shower attachment off with contemporary glazed shower screen to side, low flush WC, pedestal wash hand basin, vinyl tiled effect floor covering, two UPVC double glazed windows to front, heated chrome style towel rail, built-in storage cupboard, extractor fan and recessed spotlights to ceiling.

Bedroom two

15'2 max reducing down to 12'6 min x 9'11

Having UPVC double glazed window with a pleasing rural aspect to front, radiator.

Bedroom three

12'7 x 11'2

Having UPVC double glazed window with a lovely aspect over the property's rear gardens, local farmland, The Wrekin and beyond, radiator, coving to ceiling.

Bedroom four

13'8 x 5'2

Having UPVC double glazed window to rear having a lovely aspect over the property's rear gardens, local farmland, The Wrekin and beyond, radiator.

Bathroom

Comprising: A three piece white suite having panel bath with drench shower over and hand-held shower attachment off with glazed shower screen to side, pedestal wash hand basin, low flush WC, fully tiled to walls, heated towel rail, UPVC double glazed window to front, shaver point, tiled floor, heated towel rail.

Outside

To the front of the property wrought iron double gates lead to a generous stone driveway providing ample off street parking for a number of vehicles with a brick paved pathway giving access to front door. From the driveway access is given to:

Large single garage

18'3 x 11'1

Having up and over door, fitted power and light, UPVC double glazed window to side.

To the side of the driveway there is:

Feature log cabin style outside social space

33'1 max x 13'11 max reducing down to 9'5

This fantastic custom built social space could be used for a variety of purposes and takes full advantage of a delightful farmland aspect with far reaching views to the rear of The Wrekin, fitted power and light.

There is an additional hard standing area to the side of the property / behind the social log cabin area which provides further parking if necessary and would make an ideal area of caravans/boat storage. Access is also given to a:

Sectional garage

Gated pedestrian side access then leads to the brick paved pathway which then leads to the property's

Rear gardens

Which comprises: A substantial brick paved sun terrace with outside lighting point, matching brick paved pathway, brick paved sun terrace, large lawn gardens, inset shrubs, plants and bushes. The rear gardens border local farmland and offer good levels of privacy via mature hedging.

Access from the garden then leads to:

Boiler room

5'6 x 5'1

Having floor mounted oil fired central heating boiler, space for appliances, tiled floor.

Outside WC

Having low flush WC, wall mounted wash hand basin, UPVC double glazed window and tiled floor.

Directions

From Shrewsbury head out on the A53 and continue through the village of Shawbury. When leaving the village of Shawbury turn right signed post Telford, Newport and High Ercall. Continue on this road for approximately 2.5 miles until reaching the village of Walton and after a short distance turn left onto Crabtree Lane. And then continue on this lane for 0.2 of a mile (looking out for a gap in the hedge) and turn right and the property will be found directly in front. Clearly identified by our for sale board.

Services

Mains water, electricity, septic drainage and are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

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Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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