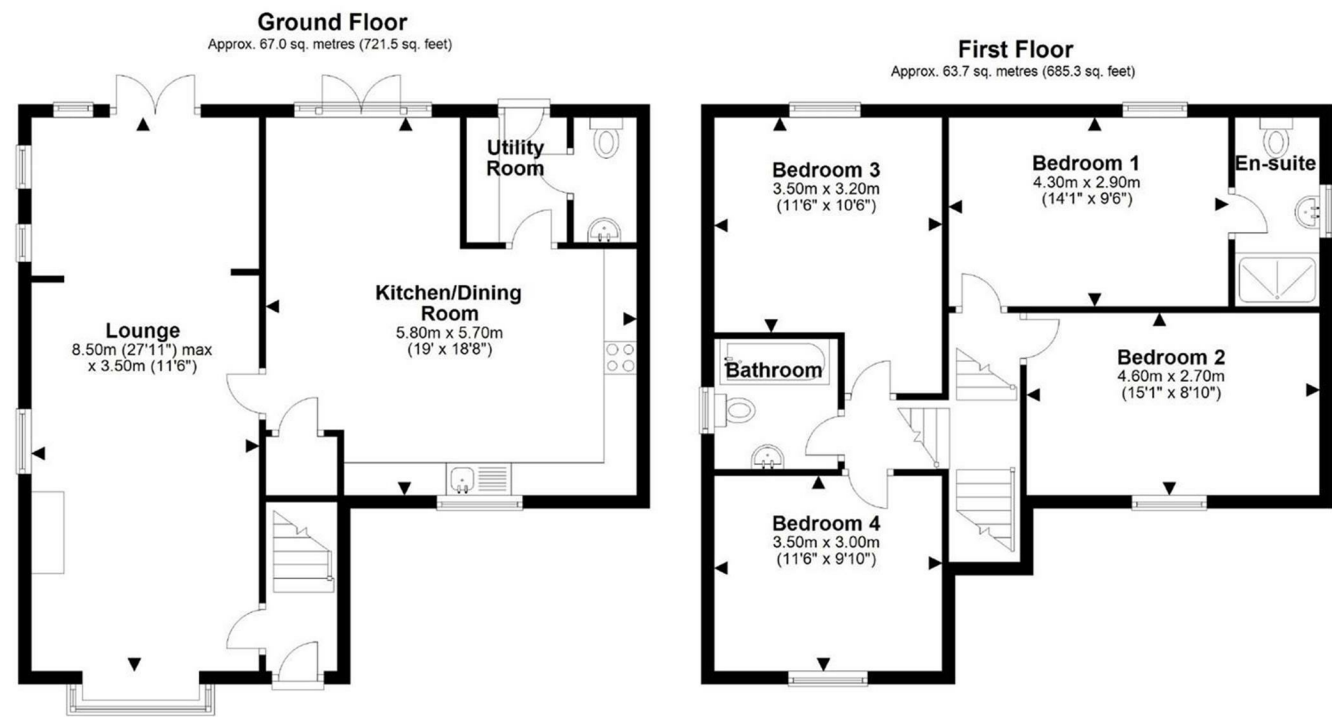


FOR SALE

The Coach House, Annscroft, Shrewsbury, SY5 8AN

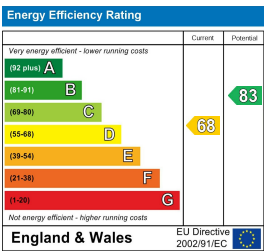


Total area: approx. 130.7 sq. metres (1406.7 sq. feet)

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 236444

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



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MILEAGES: Shrewsbury 4.9 miles, Telford 18.3 miles. All mileages are approximate.



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s





- Popular & convenient location
- Well proportioned rooms
- Neatly appointed
- Large driveway
- Feature generous gardens
- Superb patio entertaining area

DIRECTIONS
From Shrewsbury take the Longden Road past the Priory and Meole Brace schools which leads out of town. Proceed through the village of Hook-a-Gate and continue to the next village of Annscroft. Once you enter the village, the property will be seen on the right hand side clearly identified by a Halls for sale board.

SITUATION
The property is situated within the popular village of Annscroft, which is surrounded by unspoilt farmland. The property itself backs on to a delightful brook with an appealing outlook beyond. The village is well placed for commuters, giving easy access to Shrewsbury and also being en route to the Meole Brace and Priory schools, whilst Shrewsbury town centre with its excellent range of amenities, including a rail service, is just a short distance thereafter. A local primary school is to be found at the nearby village of Longden and the property is in the catchment area for the following secondary schools Mary Webb School, including a free school bus, Meole Brace School and The Priory.

DESCRIPTION
The Coach House is a highly desirable and most appealing detached family home. The ground floor offers a front to back living room, feature kitchen diner with numerous integrated appliances, utility room and guest WC. To the first floor there are four bedrooms, the principle of which has an ensuite shower room with the remaining three being served by the main family bathroom.

Outside, there is a generous driveway parking area with space for numerous vehicles. The gardens are a delightful feature comprising a large patio entertaining space, flowing lawns together with herbaceous borders.

ENTRANCE PORCH
Panelled part glazed entrance door leading to:-

ENTRANCE HALL
With staircase to first floor.

LIVING ROOM
Feature fireplace with panelled surround and inset tiling. Beamed ceiling, twin glazed french doors out to the rear garden with attractive outlook.

OPEN PLAN KITCHEN DINER
Providing an attractive range of eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a ceramic sink unit and drainer with mixer tap over. Smeg range cooker with double oven and grill and 5 ring gas hob. Under cupboard lighting, ceiling downlighters, integral dishwasher, integral fridge freezer. Part tiled walls and tiled splash, built in under stair storage cupboard. Twin glazed French doors with full length side panels offering a lovely aspect and access out to the rear patio and gardens beyond.

UTILITY ROOM
With fitted worktop, space and plumbing for washing machine, space for tumble dryer, Ideal gas fired central heating boiler, panelled part glazed UPVC door to rear. Door to:-

GUEST WC
With low level WC, pedestal wash hand basin.

SPLIT LEVEL LANDING
Doors off and to:-

BEDROOM ONE
With lovely aspect over the rear gardens and door to:-

EN-SUITE SHOWER ROOM
Providing a white suite, comprising low level WC, pedestal wash hand basin and shower cubicle with wall mounted electric shower, inset tiling, sliding splash screen, part tiled walls and tiled splash, heated towel rail.

BEDROOM TWO
Access to loft space.

BEDROOM THREE
Access to loft space, pleasant aspect over rear gardens.

BEDROOM FOUR

BATHROOM
Providing a white suite, comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over, part tiled walls and tiled splash, splash screen, ceiling downlighters, extractor fan, heated towel rail.

OUTSIDE
The property is approached over a generous tarmacadam driveway, which provides ample parking for numerous vehicles.

GARDENS
To the front the gardens offer attractively maintained lawns with low maintenance borders. The majority of the gardens are located to the rear and these are a particular feature. Adjacent to the kitchen diner and living room is a feature large sun terrace, entertaining area ideal for alfresco dining with external double power socket. Timber storage shed and garden store. A timber bridge extends over the free flowing stream, leading to two sections of garden, with the first part being extensively laid to lawn, with a gate leading to a natural area, containing a variety of specimen trees.

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, drainage and gas are understood to be connected. Gas fired central heating system. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'D' on the Shropshire Council Register.

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