



**FOR SALE**

Offers in the region of £325,000

Little Acre, Vron Gate, Westbury,  
Shrewsbury, SY5 9RQ

A highly desirable and attractively proportioned detached bungalow set with generous gardens and providing beautiful views over adjoining countryside in this idyllic rural location.



Mileages: Westbury 2 miles, Shrewsbury 9 miles and Welshpool 7 miles. All distances are approximate.



- Desirable detached bungalow
- Neatly proportioned
- 2 double bedrooms
- Generous parking area
- Gardens overlooking countryside
- Unspoilt rural location

## DIRECTIONS

From Shrewsbury, proceed on the B4386 to the village of Westbury. In the centre of the village turn right on to Station Road, signposted 'Halfway House'. Take the first left, signposted 'Surgery' and continue for a short distance, taking the next left signposted 'Vennington Vron Gate'. Continue along this quiet country lane for approximately 1.7 miles and Little Acre will be found on the left hand side, identified by a Halls for sale board.

## SITUATION

The bungalow is situated in a lovely unspoilt rural location in the hamlet of Vron Gate. Whilst enjoying this super location, it is only approximately 2 miles from the well known village of Westbury which has good local amenities. The property is also within easy motoring distance of the larger centres of Shrewsbury (9 miles) and Welshpool (7 miles), both of which have a comprehensive range of amenities of all kinds.

## DESCRIPTION

Little Acre is a most desirable detached bungalow providing neatly proportioned accommodation which may benefit from some updating. The living room has the benefit of a log burning stove and sliding patio doors that lead out onto the rear terrace and lawns. The kitchen diner is also of a good size and overlooks farmland to the rear. There are two double bedrooms, the master of which has an en-suite shower room, whilst the other is served by the

main bathroom. Outside there is a generous amount of driveway parking and the gardens, which are a particular feature, comprise a spacious sun terrace with adjoining flowing lawns. It should be noted that there is a detached sun room which allows full appreciation of the stunning views.

## ACCOMMODATION

### STORM PORCH

With part glazed entrance door leading into:

### ENTRANCE HALL

With access to loft space (mostly boarded), coved ceiling, built in cloak room and doors off and to:

### LIVING ROOM

Having fireplace with part tiled hearth and housing log burning stove. Sliding patio doors lead onto rear terrace with fantastic views over adjoining farmland and towards the Stiperstones Hills in the distance. Additional fitted window with views over garden.

### KITCHEN DINER

With tile effect flooring and ceiling down lighters. Providing an extensive range of eye and base level storage cupboards and drawers with tiled work surface over. Stainless steel sink unit and drainer, wine rack, integral electric oven and grill, with four ring hob and units over. Additional fitted worktop with storage cupboards and drawers under. Eye level glass fronted display cupboards. Breakfast bar eating area. Space for fridge freezer. Attractive aspect and access via sliding patio doors to rear Sun Terrace with beautiful views beyond.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



#### REAR PORCH

With tile effect flooring, space and plumbing for washing machine. Trianco oil fired central heating boiler. Part glazed door to side of bungalow.

#### BEDROOM ONE

Providing a range of built-in wardrobes with overhead storage cupboards. Door to:

#### EN-SUITE SHOWER ROOM

With a suite comprising low-level WC, wall mounted wash hand basin, shower cubicle with mains fed shower and inset tiles. Shaving connection point.

#### BEDROOM TWO

With range of fitted wardrobes and attractive views over gardens and hills beyond.

#### BATHROOM

Tile effect flooring and a suite comprising low-level WC, wash hand basin set in vanity unit with cupboards under. Panelled bath with mains fed shower over. Further range of fitted bathroom storage units, ceiling down lighters and part tiled walls.

#### OUTSIDE

The property benefits from a generous tarmac parking area, with space for numerous vehicles, flagged pathways give access to both the front and rear of the property.

#### THE GARDENS

The majority of the gardens are positioned to the side. These offer lovely flowing lawns flanked by established

hedgerows. To the side of the bungalow there is a sun terrace sitting area suitable for entertaining. A timber and felt storage shed and additional gate then leads to the rear of the bungalow. A generous flagged pathway can also be utilised for seating as it provides fantastic open countryside views over the adjoining fields and hills beyond. External cold water tap. Positioned to the side of the bungalow and off the rear terrace is a detached garden room.

#### GARDEN ROOM

With tiled floor, power and light points. With wraparound UPVC double glazed windows and polycarbonate roof.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### SERVICES

Mains water and electricity are understood to be connected. Oil fired central heating. Foul drainage to septic tank. None of these services have been tested.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

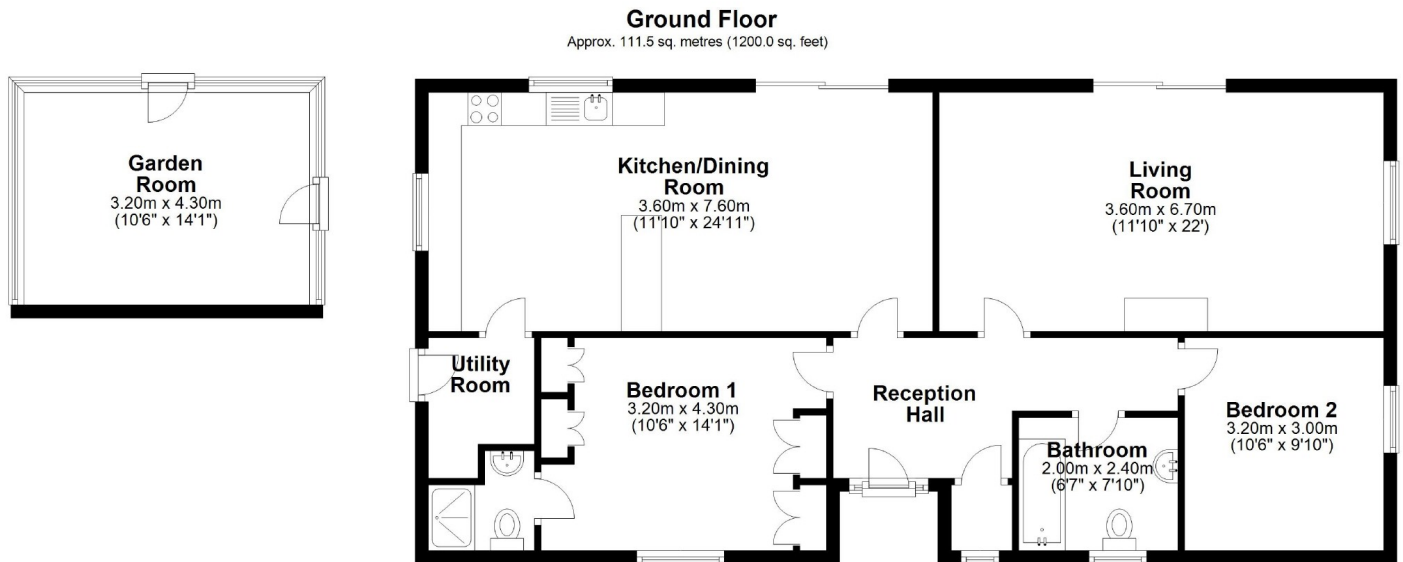
#### COUNCIL TAX

For Council Tax details, contact Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

#### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

Little Acre, Vron Gate, Westbury, Shrewsbury, SY5 9RQ



Total area: approx. 111.5 sq. metres (1200.0 sq. feet)

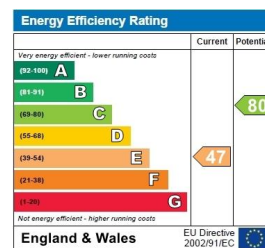
### Little Acre

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

**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 Ratings



**01743 236444**

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.