



**FOR SALE**

Offers in the region of £279,500

10 Golden Arrow Court,  
Longden, Shrewsbury, SY5 8FA

A most appealing and attractively presented modern semi detached house set with garage and wrap around gardens, providing beautiful views, in this most sought after village.



MILEAGES: Shrewsbury - 5.5 miles, Telford - 20.0 miles.



- **An appealing semi detached**
- **Attractively presented**
- **With Garage**
- **Wrap around Gardens**
- **Beautiful views**
- **Sought after location**

## DIRECTIONS

From Shrewsbury take the Longden road past the Priory school and travel through Hookagate and Annscroft. Proceed up the bank heading to the village of Longden and at the top take the left turn towards the village hall and the development will be seen on the left hand side.

## SITUATION

The property is attractively situated on the fringe of the popular village of Longden. The village itself includes a shop/post office, pub and primary school. In addition there is a secondary school at Pontesbury together with a selection of shops. Shrewsbury itself is very easily accessible and commuters have good access to the main A5 which links through to Telford and the M54 motorway.

## DESCRIPTION

10 Golden Arrow Court provides rooms of pleasing dimensions and in excellent decorative order throughout. The ground floor accommodation has the benefit of underfloor heating and also comprises a living room with bi-folding doors that open through to a spacious kitchen diner which has a delightful outlook over the gardens and fields beyond. Also to the ground floor is a guest cloakroom. To the first floor there are three bedrooms, the master of which has an en-suite shower room, the remaining two are served by the main bathroom. Outside, the property provides a garage and generous driveway parking area. The gardens are a particular feature to the property, being

mostly wrap around lawns, with well placed patios to provide full appreciation of the beautiful surroundings.

## ACCOMMODATION

### STORM PORCH

With the part glazed and panelled entrance door leading into:

### ENTRANCE HALL

With staircase to first floor and door to:

### LIVING ROOM

With under stairs storage cupboard and bi folding door through to:

### KITCHEN DINER

With tiled floor. Providing a modern range of eye and base level units comprising cupboards and drawers with extensive work surface area over, incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap. Integral electric oven and grill with five ring gas hob unit. Stainless steel splash and filter hood. Integrated fridge. Integrated freezer. Built in storage cupboard. Twin glazed French doors leading onto patio area and beautiful garden. Views over open farmland beyond. Part glazed door to side of the property.

### GUEST WC

With a suite comprising low-level WC, wall mounted wash hand basin, with tiled splash, ceiling down lighter and extractor fan.

### FIRST FLOOR LANDING

With access to loft space which is boarded with built in ladder. Window with beautiful view. Built-in store/linen cupboard housing the wall mounted Worcester gas fired central heating boiler. Additional built-in storage cupboard with fitted shelving. Doors off and to:



1 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



#### **BEDROOM ONE**

With delightful views over the gardens and countryside with views stretching to the Breiddens and round to Lyth Hill. Door to:

#### **EN-SUITE SHOWER ROOM**

With tiled floor and a modern white suite comprising low-level WC, pedestal wash hand basin and shower cubicle with mains fed shower, inset tiles and splash screen, a drench style head and additional feeder shower connection. Shaving connection point, heated towel rail. Ceiling down lighters and extractor fan.

#### **BEDROOM 2**

#### **BEDROOM 3**

With dual aspect windows providing stunning views.

#### **BATHROOM**

Tiled floor. Modern white suite comprising low-level WC, wash hand basin set in vanity unit with storage cupboards under, panelled bath with mains fed shower over, splash screen, shaving connection point, heated towel rail, ceiling down lighters and extractor fan.

#### **OUTSIDE**

The property is approached over a brick paved driveway which provides parking and gives access to the garage and an additional area of parking has been created by the current owner and increases the parking area for vehicles.

#### **GARAGE**

With up and over entrance door, power and light point.

#### **THE GARDENS**

To the front the garden offers a neatly maintained area laid to lawn with low maintenance gravel border. The majority of the gardens are positioned to the side and rear and comprise flowing wraparound lawns together with a wonderfully positioned sun terrace allowing for full appreciation of the stunning open countryside views with farmland and hills in the distance. External cold water tap. Sitting adjacent to the dining area is an additional private patio seating space with superb views.

#### **GENERAL REMARKS**

#### **AGENTS NOTE**

The properties in the Golden Arrow Court are subject to a management charge which is approx £200 p.a.

#### **FIXTURES AND FITTINGS**

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

#### **SERVICES**

Mains water, electricity, gas and drainage are understood to be connected. 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)

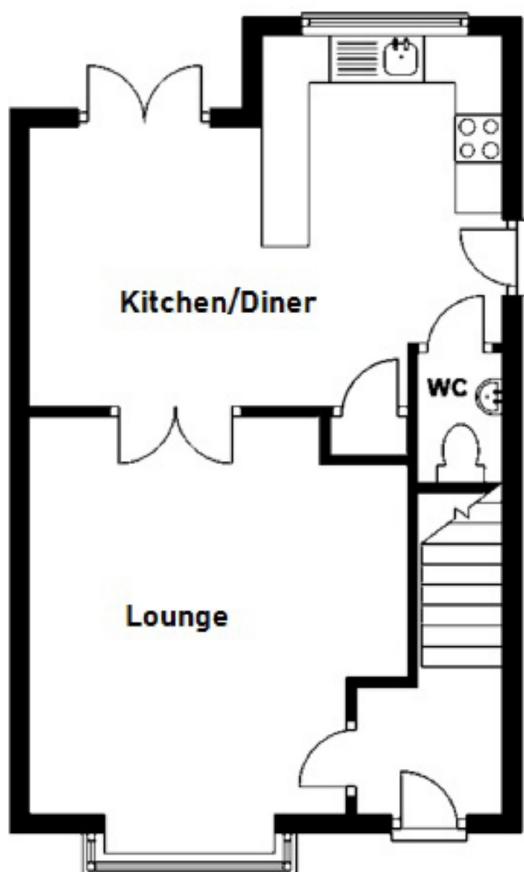
#### **VIEWINGS**

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

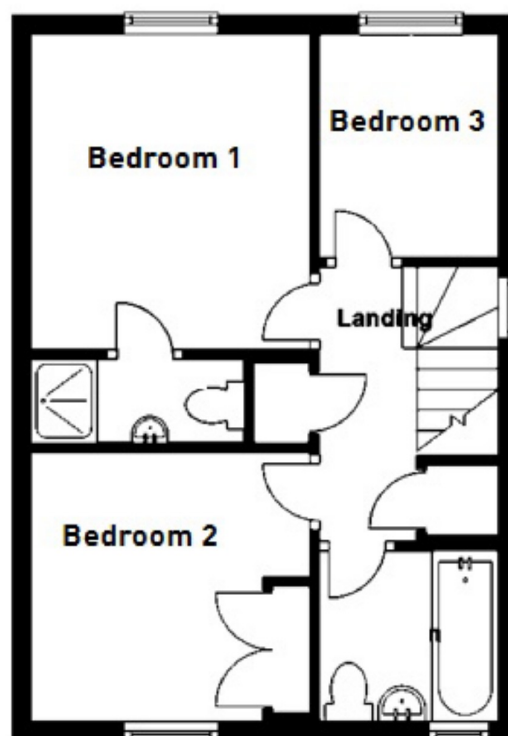


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## Ground Floor



## First Floor

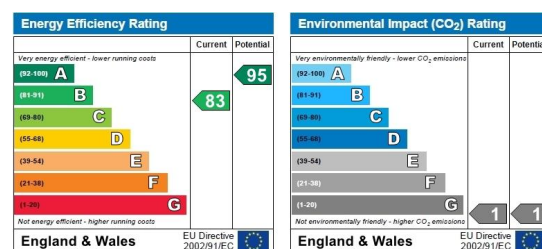


Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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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

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