

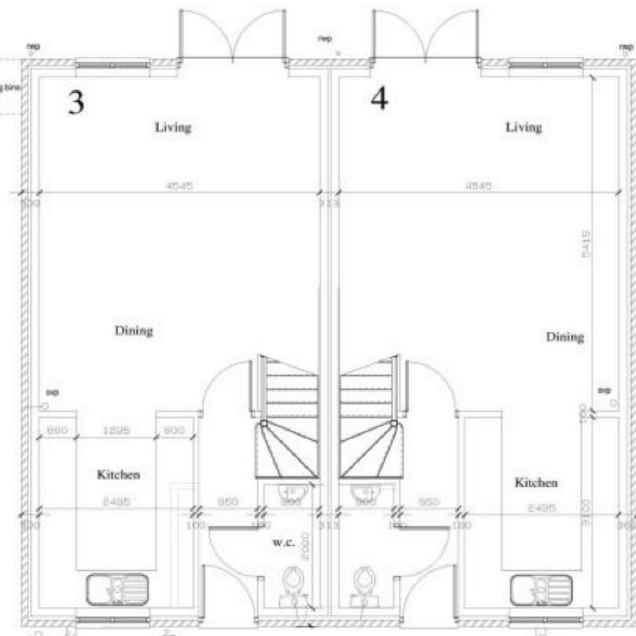
FOR SALE

6 Old Mill Close, Worthen, Shrewsbury, SY5 9JT

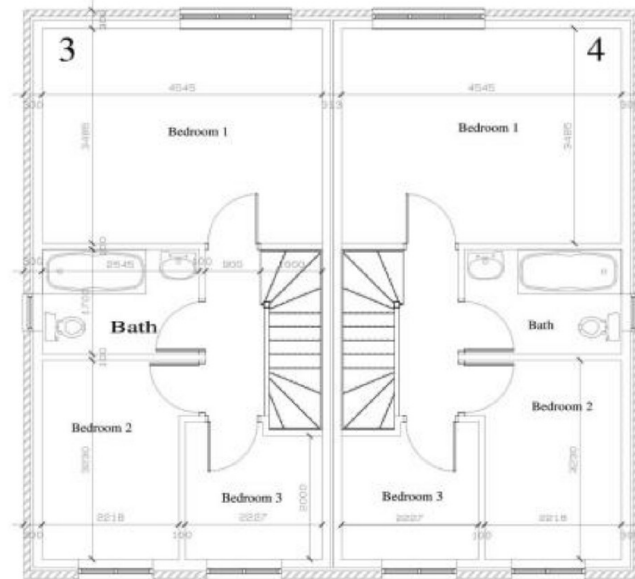


FOR SALE

Price £169,500



Ground Floor



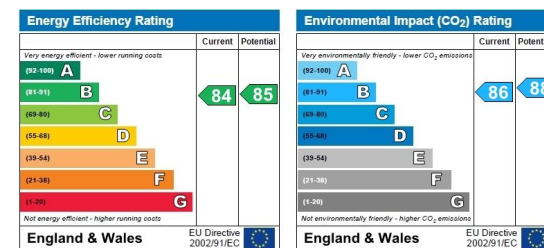
First Floor

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.

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



6 Old Mill Close, Worthen, Shrewsbury, SY5 9JT

An attractive and well designed new build semi detached house with lawned gardens and private parking set midst a small well laid out cul-de-sac development on the fringe of a thriving village and its amenities with partial views towards the Callow and surrounding hills.



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Mileages; Telford - 27.8 miles, Shrewsbury - 15.4 miles, Welshpool - 11.6 miles, Montgomery - 9.2 miles (all distances are approximate)



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Popular village location
- New Development
- 3 bed home
- Spacious accommodation
- Lawned garden and patio
- 2 parking spaces

DIRECTIONS

From Shrewsbury take the B4386 road west through to Westbury and then continue on into Worthen. In the centre of the village turn left onto Brookside. Proceed a short distance and the development will then be seen on the right hand side.

SITUATION

The property is attractively situated, set slightly elevated off a private cul-de-sac road. Positioned on the edge of the village, there are partial views to hills in the distance, including the Callow. The village itself, known for its thriving community provides a range of amenities including a shop, primary school, medical practice, village hall and church. The area is known for its scenic beauty and the village is surrounded by unspoilt farm land, together with access to a number of country walks.

Further amenities can be found easily in Shrewsbury with its excellent shopping centre, social and leisure facilities and range of schooling, whilst there is a popular secondary school at Pontesbury. Commuters will find that the village gives access through to the main A5 commuter route, extending east towards Telford or north to Oswestry. To the west lies Welshpool and Montgomery.

DESCRIPTION

A well proportioned semi-detached house, which offers a contemporary living environment with an excellent energy efficient certificate. Built by SY Homes Ltd with the benefit of a BLP 10 year house warranty backed by an insurance company.

The accommodation offer a number of features, whilst prospective purchasers will be pleased with the standard of appointment to fittings and the natural well lit rooms. The layout includes a central hall way with a useful downstairs guest cloaks/WC. The kitchen, which over looks the front entrance is well fitted out with cupboard space and appliances. The lounge/diner is quite versatile with ample space for a dining table, together with French doors leading out to the rear gardens. On the first floor there are three good sized bedrooms, which are served by a beautifully fitted out bathroom. The property also includes the following notable features:-

- *Floor coverings including ceramic tiling, wood effect laminate flooring and fitted carpets.
- *High gloss fitted kitchen with ceramic hob unit, extractor hood, electric built in oven and integrated washing machine.
- * Bathroom fitted with white suite and chrome fitments featuring wash basin vanity unit and a shower unit over the bath and a lit mirror.
- *All 3 bedrooms fitted with TV points. Wiring also for Sky TV connection.
- *Gas (LPG) central heating system with electric thermostatically controlled. Underfloor electric heating to the kitchen and bathroom.
- *Solar PV panels for electricity generation.
- *Lawned gardens to the front and rear including a flagged patio.
- *Two private parking spaces.

ACCOMMODATION

PORCH

RECEPTION HALL

With oak effect laminate flooring, staircase with fitted carpet rising to the first floor.

GUEST CLOAK/WC

With ceramic tiled floor, close coupled WC, vanity unit with wash hand basin and cupboard over and tiled splash,

extractor fan.

KITCHEN

3.25m x 2.39m (10'8" x 7'10")
With ceramic tiled floor, extensive granite effect work surface and splash, built in stone effect one and half bowl sink unit with chrome mixer tap, good range of contemporary stone HIGH GLOSS FACED KITCHEN UNITS to include a selection of base and eye level cupboards, plinth LED LIGHTING, drawer unit, BUILT IN ELECTRIC CERAMIC HOB UNIT with glazed splash and chrome/glazed EXTRACTOR HOOD overhead, ELECTRIC LOW LEVEL OVEN, wall mounted Worcester central heating boiler, ceiling down lighters. UNDERFLOOR HEATING.

LOUNGE/DINER

5.13m narr. to 3.45m x 4.55m (max) (16'10" narr. to 11'4" x 14'11" (max))
With oak effect laminate flooring, access to useful understairs storage cupboard, double glazed twin french doors leading out to the patio and garden.

FIRST FLOOR LANDING

With fitted carpet, built in storage cupboard.

BEDROOM 1

4.55m x 3.48m (14'11" x 11'5")
With fitted carpets.

BEDROOM 2

3.23m x 2.21m (10'7" x 7'3")
With fitted carpets.

BEDROOM 3

1.98m x 2.21m (6'6" x 7'3")
With fitted carpets.

BATHROOM

2.51m x 1.68m (8'3" x 5'6")
With ceramic tiled UNDERFLOOR HEATING, panelled contoured bath having chrome mixer tap, tiled splash wall

with WALL MOUNTED DIRECT FEED SHOWER UNIT and curved splash screen. Vanity unit with wash hand basin and cupboard under and tiled splash, fitted lit mirror, close coupled WC, chrome ladder radiator, extractor fan.

OUTSIDE

The property is approached over a private made up cul-de-sac road leading to TWO PARKING SPACES at the front of the property. A flagged pathway leads to the front, which then extends down the flank of the house through a gated entrance to the rear.

THE GARDENS

Lawns have been laid to both the front and rear with part dwarf brick feature walling and a good sized flagged patio. External wall lighting is provided to both the front and rear.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid are included.

SERVICES

Mains water, electricity and drainage are understood to be connected. Gas (LPG) central heating system with part electric under floor heating. A Gas LPG storage tank is located underground in the front garden. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Tel: 0844 448 1644 . Council Tax Band to be assessed.

TENURE

Freehold. Purchasers must verify through their own enquiries via their solicitor.

VIEWINGS

Halls, Shrewsbury, SY1 1QJ. Tel: 01743 236444.