



FOR SALE

Offers in the region of £199,950

16 Snailbeach,
Snailbeach, Shrewsbury, SY5 0NS

A most desirable mature semi detached cottage providing charm and character with scope to extend S.T.P.P set in attractive large gardens in a most popular rural location.



Mileages; Pontesbury - 4.5 miles, Shrewsbury - 13.3 miles, Bishops Castle - 13.4 miles (all distances are approximate)



- Attractive rural location
- Oil fired central heating
- Generous gardens
- Scope to extend S.T.P.P
- Charm and character
- Ample parking

DIRECTIONS

From Shrewsbury take the A488 south west towards Pontesbury, proceed through Pontesbury and on arrival at Minsterley take the left turn at the roundabout towards Bishops Castle. On entering Plox Green take the left turn at the cross roads signposted Stiperstones and Snailbeach, proceed up the hill into the village taking the left turn opposite the village hall signposted Lords Hill. Proceed up the bank and onto the level, take the second track turning on the left, follow this straight ahead and after about 50 metres a grassed access will be seen on the right (ramped at the entrance, drive with care).

SITUATION

The property enjoys a beautiful rural setting amidst an area of outstanding natural beauty. The village itself offers a range of basic amenities including a primary school and village hall whilst a further and more extensive range can be found at the nearby villages of Minsterley and Pontesbury. The surrounding countryside to the property is particularly well known amongst walking enthusiasts with ready access to a number of walks and bridle ways. Shrewsbury is readily accessible and has the benefit of the A5 on its western outskirts quickly feeding through to the M54 motorway and Telford.

DESCRIPTION

16 Snailbeach is a most appealing mature semi detached cottage with charm and character. The ground floor

provides a neatly appointed split level kitchen/diner and generously proportioned living room which has a multi fuel burning stove. To the first floor there are two double bedrooms and the bathroom which has a white suite. Outside there are delightful generous gardens comprising of flowing lawns, numerous well stocked borders and a variety of established specimen trees. Purchasers may be pleased to note that the property offers excellent scope to extend subject to an necessary planning consents.

ACCOMMODATION

A part glazed entrance door leads into:

ENTRANCE PORCH

With further part glazed access door leading into:

KITCHEN DINER

5.64m x 3.10m (max) (18'6" x 10'2" (max))

Being split level providing:

KITCHEN AREA

With tiled floor and providing a range of oak faced eye and base level units comprising of cupboards and drawers with work surface over and incorporating a stainless steel sink unit and drainer with mixer tap over, space and plumbing for washing machine, Worcester oil fired central heating boiler, part tiled walls and tiled splash, part vaulted ceiling, step down to main dining area with tiled floor, further range of eye and base level cupboards, integral fridge, leisure range style cooker with double oven and grill and five ring gas hob unit set in chimney recess, part tiled walls, beams to ceiling, attractive exposed brick and stone work. Door to:

LIVING ROOM

5.38m x 3.84m (17'8" x 12'7")

With oak boarded flooring, beams to ceiling, brick fireplace with slate hearth housing a multi fuel burning



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



stove, staircase to first floor and built in under stair storage cupboard.

FIRST FLOOR LANDING

With beams to ceiling, built in storage cupboard with fitted shelving and doors off and to:

BEDROOM 1

3.89m x 2.92m (12'9" x 9'7")

With exposed original boarded floor.

BEDROOM 2

3.91m x 3.20m (12'10" x 10'6")

With exposed original boarded floor. Period fireplace.

BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with feeder shower connection, part tiled walls, wall mounted heated towel rail.

OUTSIDE

The property is approached to the front off an unadopted lane leading onto a grassed section which could be altered into a formal driveway as it leads to twin ornamental iron gates with pedestrian gate heading towards the property. Parking is also available to the rear of the property.

THE GARDENS

The gardens are a particular feature to the property being especially generous in size. Located primarily to the front and side of the property the gardens comprise of attractive well maintained lawns interspersed with

numerous well stocked and established herbaceous beds and borders containing a variety of shrubs, plants and specimen trees. Central small raised pond. Adjoining the side of the cottage is a useful garden WC, timber and felt storage shed. Brick and tile log store.

GENERAL REMARKS

AGENTS NOTE

Purchasers should be aware that the existing summer house in the garden will be removed and will not be included in the sale. However the concrete base will remain.

FIXTURES AND FITTINGS

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

SERVICES

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

LOCAL AUTHORITY

Shropshire Council, SY2 6ND. Tel: 0844 448 1644 . Council Tax Band 'C'.

TENURE

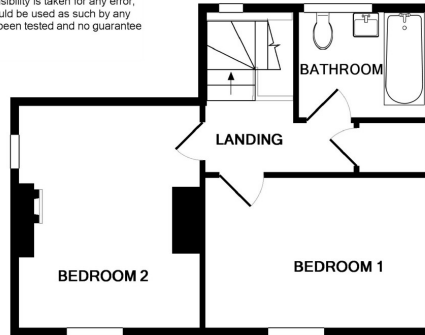
Freehold although purchasers must make their own enquiries via their solicitor.

VIEWINGS

Through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444.

16 Snailbeach, Snailbeach, Shrewsbury, SY5 0NS

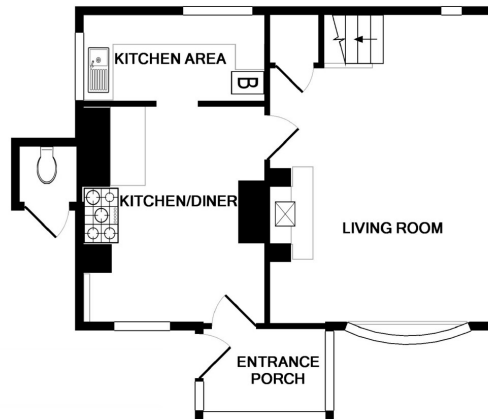
TOTAL APPROX. FLOOR AREA 841 SQ.FT. (78.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR
 APPROX. FLOOR
 AREA 361 SQ.FT.
 (33.5 SQ.M.)



LOG STORE
 APPROX. FLOOR
 AREA 29 SQ.FT.
 (2.7 SQ.M.)



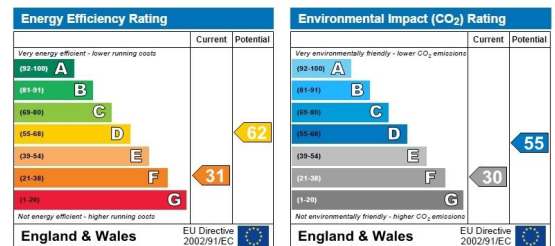
GROUND FLOOR
 APPROX. FLOOR
 AREA 451 SQ.FT.
 (41.9 SQ.M.)

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



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