

Holters

Local Agent, National Exposure

**2, Priory Court, Chirbury, Montgomery, SY15 6BH**

**Offers in the region of £450,000**



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## 2, Priory Court, Chirbury, Montgomery, SY15 6BH

Holters are delighted to present this gorgeous four bedroom detached home in the heart of Chirbury. Offering spacious accommodation, log burners and attractive wraparound gardens, this is a warm and well kept family home in a popular village setting.

- Beautifully Presented, Detached Family Home
- Country Kitchen & Pantry
- Summer House & Good Sized Shed
- Council Tax Band D
- Four Bedrooms
- Family Bathroom, Additional Shower Room & Downstairs WC
- Off-Road Parking
- Three Reception Rooms
- Wraparound Gardens
- Popular Village Location

### The Property

2 Priory Court is a beautifully presented four bedroom detached home sitting in the heart of the historic village of Chirbury, surrounded by period buildings and enjoying a real sense of community and character. A well-established modern family home, lovingly improved by the current owners since 2019, the house offers generous and flexible family accommodation with a warmth and finish that is immediately apparent the moment you step inside.

The entrance hall gives a welcoming first impression, with tiled flooring underfoot, useful built in storage and a downstairs cloakroom with WC and wash basin. From here, the sitting room is a cosy and comfortable space centred around a wood burning stove, perfect for quieter evenings. Beyond this sits the kitchen, fitted with cream shaker style units, granite worktops and integrated appliances including a double oven, dishwasher and fridge. A pantry provides excellent additional storage, while a rear door leads straight out into the garden.

To the other side of the hall, the dining room is a lovely light filled space and very much the heart of the home, with the staircase rising to the first floor

and double doors opening into the living room beyond. This is a wonderfully spacious room with a brick fireplace, second log burner and sliding patio doors that open directly onto the rear patio, bringing the garden beautifully into the house during the warmer months.

Upstairs, the layout works particularly well for family life. The principal bedroom suite feels tucked away and private, with a large double bedroom, Velux windows, dressing room fitted with storage and a beautifully finished bathroom with panelled bath, vanity unit, WC and heated towel rail. On the other side of the landing are three further bedrooms, two of them generous doubles, together with a shower room fitted with a walk in shower, vanity unit and WC. Built in cupboards on the landing provide yet more practical storage.

Outside, the gardens wrap around the house and have clearly been well cared for over the years. To the front, a lawned garden with established planting sits behind a wall and gives the property a lovely sense of arrival. To the rear, the large patio creates an ideal space for outdoor dining, summer barbecues or simply relaxing in the

hot tub. Beyond this, the lawn is bordered by mature trees and colourful planting, with a timber summerhouse and garden shed providing useful additional space.

Parking for two vehicles is located to the rear and accessed via a private roadway.

A genuinely lovely family home in the centre of one of the area's most attractive villages, ready to move straight into and enjoy.

### The Location

Set within the south Shropshire countryside close to the Welsh border, the village of Chirbury offers an appealing blend of rural living, community spirit and accessibility. Surrounded by rolling farmland and unspoilt countryside, the area is well suited to those looking to enjoy a quieter pace of life whilst remaining within reach of nearby market towns and everyday amenities.

The village itself benefits from a well regarded primary school, historic parish church, village hall, newly reopened pub and village shop, all contributing to a thriving and welcoming community atmosphere. A network of quiet lanes, footpaths and



bridleways surrounds the village, making the area particularly popular with walkers, cyclists and those looking to enjoy the outdoors. The wider Shropshire Hills and borderland countryside provide further opportunities for outdoor pursuits throughout the year.

The historic market town of Montgomery lies just a short distance away and offers a good range of independent shops, cafés, pubs and everyday services, together with its well known Georgian architecture and castle ruins overlooking the town. The larger towns of Welshpool and Shrewsbury provide a wider selection of supermarkets, schooling, healthcare and leisure facilities, making the area practical for families and commuters alike.

For those travelling further afield, the location is well placed for access across both Shropshire and Mid Wales, whilst still retaining the character and charm of a traditional rural village setting.

#### Tenure

We are informed the property is of freehold tenure.

#### Heating

The property has oil fired central heating.

#### Services

We are informed the property is connected to all mains services.

#### Council Tax

Shropshire County Council - Band D

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

#### What3Words

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#### Nearest Towns/Villages

Montgomery - 3 miles  
 Churchstoke - 3 miles  
 Welshpool - 6 miles  
 Newtown - 12 miles  
 Shrewsbury - 18 miles

#### Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

#### Money Laundering Regulations

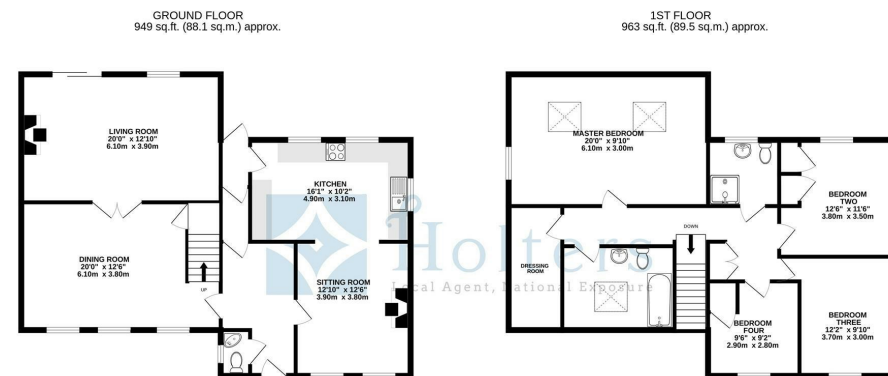
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

#### Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

#### Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1912 sq. ft. (177.6 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<small>Not energy efficient - higher running costs</small>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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