

# 15 Charleston Way Loppington Shrewsbury SY4 5US



**3 Bedroom House - Detached**  
**Offers In The Region Of £359,995**

## The features

- CONSTRUCTED IN 2014 BY A LOCAL REPUTABLE HOUSEBUILDER
- SMALL ENCLAVE OF HOMES IN AN IDYLIC VILLAGE LOCATION
- COUNTRY STYLE MODERN HOME
- UNIQUELY STYLED AND EVOLVED
- NEARBY TO THE AMENITIES OF WEM AND BASCHURCH
- THREE EXCELLENT SIZED BEDROOMS, TWO BATHROOMS
- SCHOOLING IN NEWTOWN, WEM AND BASCHURCH
- LIVING ROOM AND KITCHEN/DINING/FAMILY ROOM
- THRIVING VILLAGE PUBLIC HOUSE
- EPC D



**\*\*\* SPACIOUS GROUND FLOOR IDEAL FOR ENTERTAINING \*\*\***

Well cared for and evolved under the current ownership, well-proportioned detached family home was constructed in 2014 and offers stylish yet comfortable living with an excellent flow of rooms.

Occupying an enviable position within the heart of this idyllic North Shropshire village, ideal for commuters with ease of access to the A49 and A495 linking to Whitchurch, Ellesmere, Oswestry and Shrewsbury.

The accommodation briefly comprises Reception Hall, Living Room, Open Plan Kitchen/Dining and Family Room, Utility Room, Laundry/Store Room, Three great sized Bedrooms and two Bathrooms.

The property has LPG gas central heating, double glazing, driveway with parking for two cars and an enclosed rear garden with pedestrian access to both sides.

Internal inspection highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in an enclave of modern built dwellings within the idyllic North Shropshire village of Loppington with its thriving restaurant/public house, vibrant village hall and Church. The nearby market Town of Wem and village of Baschurch both offer an excellent range of amenities and schooling with Shrewsbury and Whitchurch around 12 miles away respectively.

### ENTRANCE HALL

Part glazed front door opens into a central reception hall.

### LIVING ROOM

A well proportioned dual aspect reception room with log burning stove set into surround with brick hearth.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Fitted with a range of timeless shaker cabinetry under contrasting granite work surfaces incorporating a single stainless steel drainer inset sink. Further range of matching eyelevel units and integrated appliances including Rangemaster cooker and dishwasher along with space for a freestanding fridge freezer. With two sets of bifold doors leading off the dining and family area, this open plan space is ideal for both comfortable every day living and largest scale entertaining.

### UTILITY ROOM

Fitted with under-counter cabinets under contrasting work surface incorporating single stainless steel drainer sink and space under for washing machine, there is direct access out to the garden.

### LAUNDRY/STORE ROOM

With service store directly into the kitchen the former garage space has been well utilised and incorporated into the house.

### CLOAK ROOM

With low level flush WC and hand wash basin.

Stairs rise to the first floor landing with loft access and an airing cupboard.

### PRINCIPAL BEDROOM

A generous double bedroom with feature panelled, two built-in wardrobes and window overlooking the garden. Door into the

### EN-SUITE SHOWER ROOM

Fully tiled and fitted with white suite comprising walk-in shower cubicle with waterfall head over, low-level flush WC and hand wash basin. Radiator and window to front.

### BEDROOM TWO

A double bedroom with built-in wardrobe and window to front.

### BEDROOM THREE

A small double bedroom with built-in wardrobe and window overlooking the garden.

### FAMILY BATHROOM

Fully tiled with white suite comprising panel bath, low-level flush WC and hand wash basin. Radiator and window to front.

### OUTSIDE

To the front of the property there is parking for two vehicles on a paved driveway. A pedestrian pathway flanked by lawn and ornamental shrubbery leads to a striking storm porch.

The enclosed rear garden is deceptively large and private, offering a blend of lawn terracing and well stocked flowerbeds.

### SERVICES

Mains electricity, water and drainage. LPG gas central heating.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

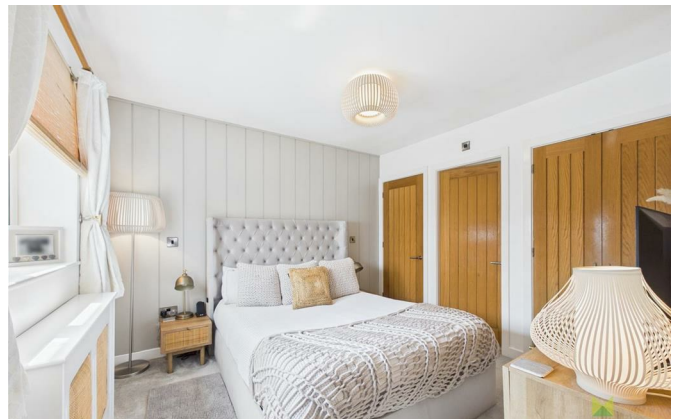
#### NEED TO CONTACT US

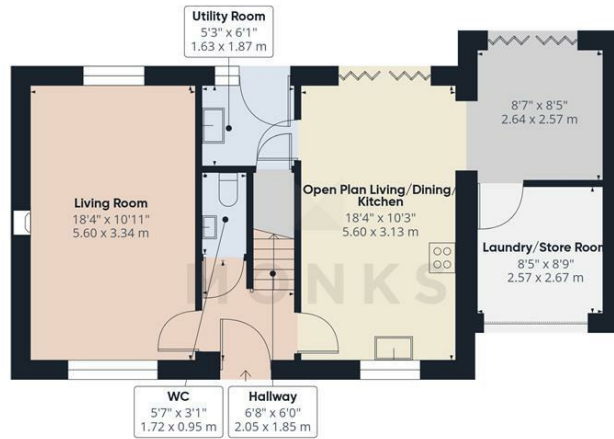
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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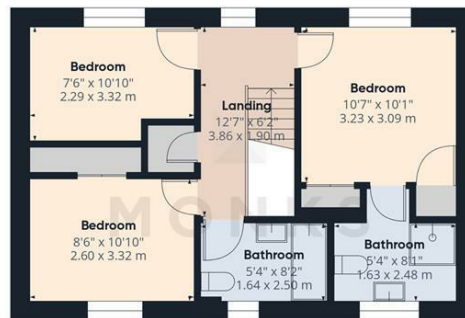


**Approximate total area<sup>(1)</sup>**  
 1113 ft<sup>2</sup>  
 103.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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## Get in touch

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**Click.** www.monks.co.uk

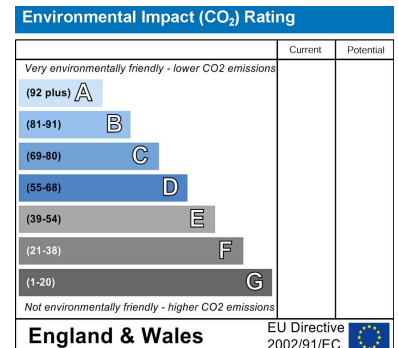
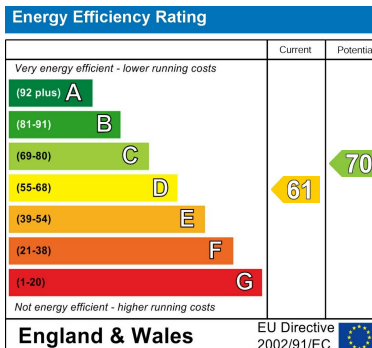
## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



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