

Jubilee House Booley Road Stanton Upon Hine Heath SY4 4LR



4 Bedroom House - Detached
Offers In The Region Of £420,000

The features

- SPACIOUS 4 BEDROOM DETACHED HOME
- SET IN ENVIABLE VILLAGE LOCATION
- KITCHEN, UTILITY AND BOOT/FREEZER ROOM
- DRIVEWAY WITH PARKING AND DOUBLE GARAGE
- NO UPWARD CHAIN, VIEWING RECOMMENDED
- IDEAL FOR A GROWING FAMILY
- RECEPTION HALL, CLOAKROOM, LOUNGE, SUN ROOM, DINING ROOM,
- 4 GOOD SIZED BEDROOMS AND FAMILY BATHROOM
- WRAP AROUND GARDENS
- EPC RATING D



***** 4 BEDROOM FAMILY HOME - NO UPWARD CHAIN *****

An excellent opportunity to purchase this 4 bedroom detached home offering spacious accommodation and perfect for a growing family or those looking to downsize and village lifestyle.

Occupying an enviable corner position in this popular North Shropshire village which boasts a public house and church along with lovely countryside walks. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Cloakroom, Lounge with open fire, Sun Room, Dining Room, Kitchen, Utility and Boot Room, 4 generous sized Bedrooms and family Bathroom.

The property has the benefit of central heating, driveway with parking, double Garage and established wrap around gardens.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this idyllic village on the North Eastern edge of the County Town. Stanton itself features an active Village Hall, Public House/Restaurant and Church and there are excellent facilities on hand at nearby Shawbury and Wem. There is ease of access to the A5/M54 motorway network, perfect for commuters.

ENTRANCE PORCH

Wooden and glazed door opening to useful Entrance Porch with door to

CLOAKROOM

With WC and wash hand basin, window to the side.

RECEPTION HALL

with stairs leading to the First Floor, radiator and off which lead

LOUNGE

having window overlooking the front. Feature cast iron fireplace with tiled inset and having open grate, media point, radiator. Opening to

SUN LOUNGE

being of brick and sealed unit double glazed construction with aspect over the garden.

DINING ROOM

with window to the side and double opening French doors to the garden, radiator.

KITCHEN

Fitted with range of units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surfaces over and having space for dishwasher, fridge etc. Inset 4 ring hob with extractor hood over and double eye level oven and grill with cupboards above and below. Tiled surrounds and eye level wall units, tiled floor, windows to the rear and useful understairs pantry cupboard. Radiator.

UTILITY

with further range of storage cupboards and worksurface with space beneath for washing machine and tumble drier, window to the rear and opening to

BOOT ROOM AREA

with ample space for coats, storage and fridge/freezers, window to the rear and door to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor and Airing Cupboard.

BEDROOM 1

A generous sized room with windows to two elevations, radiator.

BEDROOM 2

another generous double room with window to the side, radiator.

BEDROOM 3

Another double room with windows to the front and side, radiator.

BEDROOM 4

with window to the front, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property occupies an enviable corner position with wrap around gardens in the popular North Shropshire village. Approached over brick paved driveway with parking for two cars and leading to the Detached Double Garage with up and over door, power and lighting and personal door to the side.

The Gardens wrap themselves around the property and to the front are laid to lawn with well stocked shrub and herbaceous beds with inset specimen trees. Gate gives access to the Rear Garden which is laid to shaped lawn and good sized paved sun terrace, offering a good level of privacy and being enclosed by shaped wall and fencing. To the rear are raised beds and a lovely ornamental water feature.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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

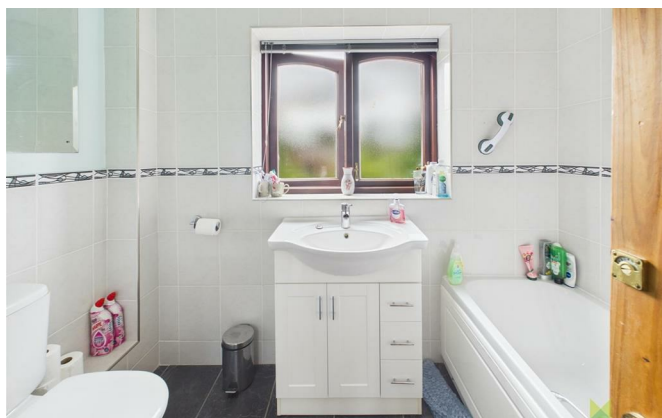
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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