

39 Noneley Road Loppington Shrewsbury SY4 5SQ



3 Bedroom House - Detached
Guide Price £300,000

The features

- GENEROUS CORNER PLOT
- OPEN REAR ASPECT COUNTRYSIDE VIEWS
- EXCELLENT SCOPE FOR MODERNISATION
- IDLYIC VILLAGE LOCATION
- NO UPWARD CHAIN
- THREE BEDROOMS, FAMILY BATHROOM
- TWO RECEPTION ROOMS AND KITCHEN/DINING ROOM
- DELIGHTFUL ENCLOSED GARDEN
- GARAGE, AMPLE DRIVEWAY AND VISITOR PARKING
- EPC RATING E



***** SUPERB CORNER PLOT AND STAGGERING RURAL VIEWS *****

Occupying a generous corner plot within a desirable enclaved of homes on the edge of a highly sought after semi-rural village. The accommodation has a pleasant flow of generously proportioned rooms which enjoy far-reaching countryside views and which now offer an exciting opportunity for the incoming purchaser to remodel.

Set 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 Entrance Hallway, Living Room, Kitchen/Dining Room, Conservatory, Cloak Room, Three Bedrooms and a Family Bathroom.

The property has electric heating, double glazing, garaging, driveway parking and an enclosed rear garden.

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 C15 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 HALLWAY

Part glazed wooden front door opens into useful entrance porch.

Spacious central hallway which radiate the ground floor reception rooms along with an under stairs storage cupboard and linen cupboard.

LIVING ROOM

Of generous proportions and running front to back with space for freestanding electric fire or log burning stove.

OPEN PLAN KITCHEN AND DINING ROOM

The kitchen is fitted with an extensive range of traditional cream cabinetry under contrasting work surfaces incorporating 1.5 composite drainer sink and five ring burner gas (propane) hob. There is a further range of matching eyelevel units along with a double oven. Space for freestanding dishwasher. Walking larder and ample space for a dining table and chairs with window to front and side.

CONSERVATORY

Just off the kitchen and running the full width of the house providing a versatile reception room with views across open countryside and double doors onto an enclosed terrace.

CLOAK ROOM

Partly tiled and fitted with white suite comprising low-level flush WC hand wash basin and wall mounted heated towel rail.

Staircase rises to the first floor landing.

PRINCIPAL BEDROOM

A superbly sized dual aspect room enjoying far reaching views across open countryside.

BEDROOM TWO

Another double bedroom with built-in wardrobes and window to the rear.

BEDROOM THREE

A small double bedroom with window to the front.

BATHROOM

Fully tiled and of excellent proportions with white suite comprising large shower bath with jewel showerhead over, low-level flush WC, hand wash basin and heated towel rail. Window to the rear.

OUTSIDE

The property is set back from the road and enjoys a larger than average plot in a secluded corner position with open rear aspect enjoying views across neighbouring farmland.

The delightful enclosed rear garden is wonderfully private and divided into two areas. The first leads from the conservatory and provides an alfresco dining terrace enjoying staggering rural views. The larger parcel of the garden is mainly laid to lawn flanked by borders stocked with mature shrubs and flowering seasonal perennials along with an ornamental pond.

The property benefits from extensive parking with a sweeping gravelled driveway leading to parking for two vehicles in front of single detached garage, set beyond a striking timber gate. There are parking spaces along the roadside for visitors.

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 C - 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

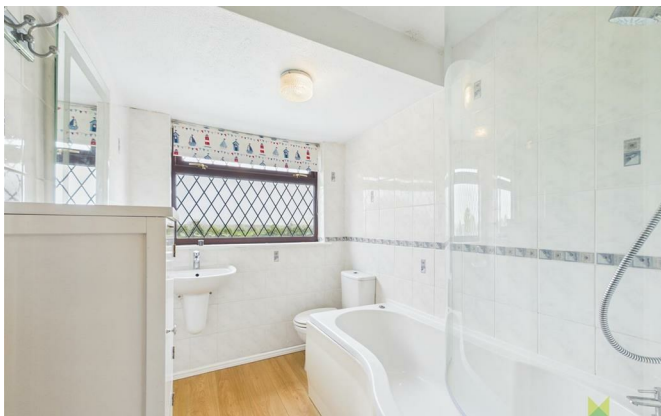
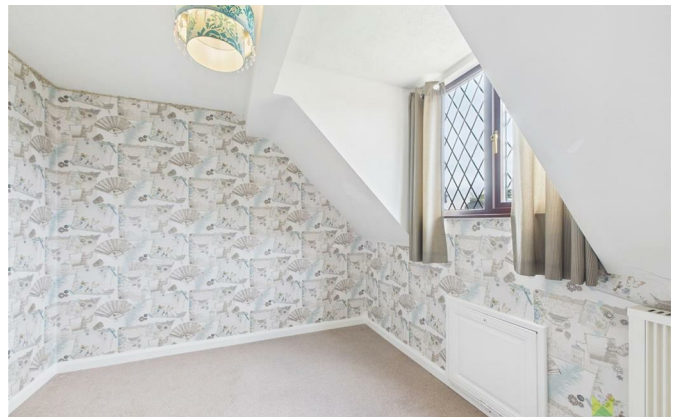
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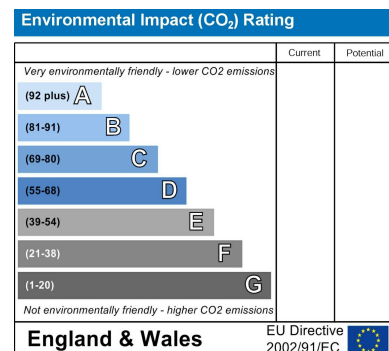
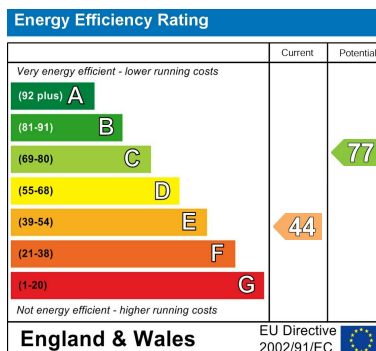
Wem office

13A High Street, Wem,
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HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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