

# Badger House Valeswood Little Ness Shrewsbury SY4 2LH



4 Bedroom House - Detached  
£2,500 PCM

## The features

- AN EXQUISITE NEWLY BUILT 4 BEDROOM DETACHED HOME
- LARGE ENTRANCE HALL
- STUDY AND LIVING ROOM
- PRINCIPAL BEDROOM WITH ENSUITE AND DRESSING ROOM
- DRIVEWAY PARKING AND GENEROUS GARDENS
- SPECTACULAR VIEWS
- UTILITY ROOM
- KITCHEN/DINING ROOM
- THREE FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- EPC RATING B



**\*\*AN EXQUISITE, NEWLY BUILT 4 BEDROOM DETACHED HOME WITH SPECTACULAR VIEWS\*\***

**This beautiful 4-bedroom detached home has been finished to an extremely high-quality, offering generous living accommodation. Creating a warm, inviting, and highly functional family home.**

**Positioned within a desirable village setting, the home enjoys excellent access to local amenities and scenic countryside walks—making it perfect for families, professionals, or anyone seeking a peaceful yet well-connected lifestyle.**

**Property details**

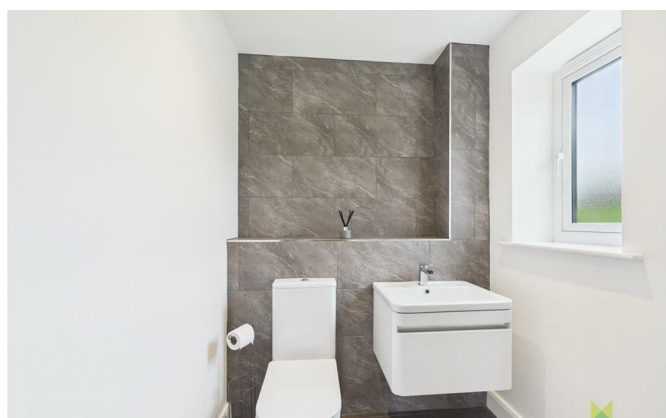
<b>HALLWAY</b>	10'10" x 15'3" (3.32 x 4.66)
<b>STUDY</b>	11'10" x 6'4" (3.62 x 1.94)
<b>LIVING ROOM</b>	11'11" x 21'5" (3.64 x 6.54)
<b>UTILITY</b>	11'11" x 15'4" (3.64 x 4.69)
<b>WC</b>	5'4" x 4'6" (1.65 x 1.39)
<b>KITCHEN/DINING</b>	23'5" x 12'4" (7.16 x 3.77)
<b>STAIRS AND LANDING</b>	10'9" x 20'11" (3.29 x 6.38)
<b>PRINCIPAL BEDROOM</b>	12'3" x 18'2" (3.74 x 5.55)
<b>DRESSING ROOM</b>	9'8" x 6'3" (2.95 x 1.93)
<b>ENSUITE</b>	9'10" x 5'5" (3.01 x 1.66)
<b>BEDROOM 2</b>	12'1" x 15'3" (3.70 x 4.67)
<b>BEDROOM 3</b>	12'1" x 10'3" (3.69 x 3.13)
<b>BEDROOM 4</b>	12'1" x 10'4" (3.70 x 3.17)
<b>FAMILY BATHROOM</b>	12'1" x 6'3" (3.70 x 1.93)

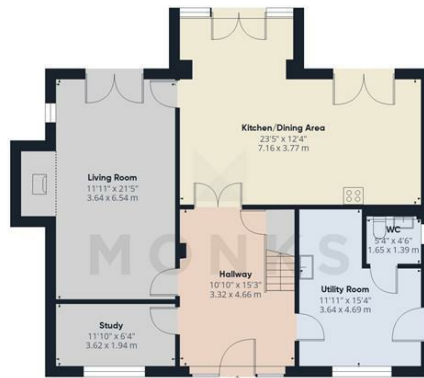
**GARDEN AND OUTDOOR**

The property benefits from driveway with parking for 3/4 cars. Generous gardens predominately laid to lawn. Wonderful patio accessed through french doors

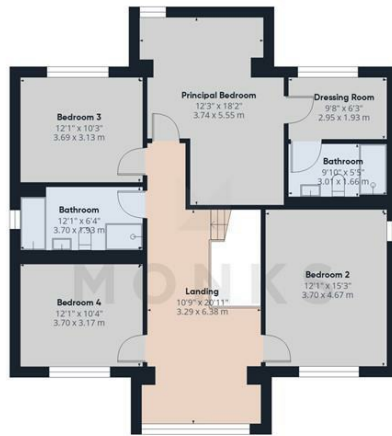
# Badger House Valeswood, Little Ness, Shrewsbury, SY4 2LH.

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Floor 0



Floor 1

**Approximate total area<sup>m</sup>**  
 2115 ft<sup>2</sup>  
 196.4 m<sup>2</sup>

**Reduced headroom**  
 22 ft<sup>2</sup>  
 2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 ..... Below 5 ft/1.5 m

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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## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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