



MONKS

# Greenfields Loppington SY4 5ST

4 bedroom House - Detached property  
Offers in the region of £565,000



MON





\*\*\* IMPRESSIVE 4 DOUBLE BEDROOM DETACHED HOME \*\*\*

Welcome to Greenfields - this excellent home offers deceptively spacious, versatile living with well proportioned rooms throughout - perfect for a growing family or those looking to downsize with space.

Occupying an enviable position on the edge of this popular North Shropshire village, bordered by open farmland and being a short stroll from restaurant/public house, church and countryside walks. For commuters there is ease of access to the nearby market Towns of Shrewsbury, Wem and Ellesmere.

The accommodation which must be viewed to be fully appreciated briefly comprises, welcoming Reception Hall with Cloakroom, Lounge with feature fireplace and log burner, Family Room/Home Office, impressive open plan Living/Dining/Kitchen with Garden Room area, Utility, generous Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom.

The property has the benefit of oil central heating, double glazing, gated driveway with ample parking, garage and enclosed rear garden bordered by farmland.

Viewing essential.

Greenfields  
Loppington  
SY4 5ST





#### 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 F - 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](http://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

##### LOCATION

Occupying an enviable position on the edge of this popular North Shropshire village, bordered by open farmland and being a short stroll from the village's amenities including a public house/restaurant, church and a variety of scenic countryside walks. Despite its peaceful rural setting, the location is exceptionally well connected, with convenient access to the nearby market towns of Shrewsbury, Wem and Ellesmere. For commuters, Wem railway station offers direct rail services to Manchester, making this an ideal location for those seeking a balance of village life and wider connectivity.

##### RECEPTION HALL

Covered recess with outside lighting, door opening to inviting Reception Hall with wooden floor covering, recessed ceiling lights, radiator. Useful understairs storage cupboard.

##### CLOAKROOM

with suite comprising WC and wash hand basin, heated towel rail.

##### LOUNGE

A good sized room with window to the front. Brick fireplace and hearth with wooden lintel over housing cast iron Aga log burner, media point, radiators, Wooden flooring.

#### FAMILY ROOM/HOME OFFICE

A great multi purpose room with window to the front, radiator. Wooden flooring. Currently used as a gym

#### IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

The Kitchen is fitted with a range of cream fronted shaker style units incorporating undermount sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with granite work surfaces over and having integrated dishwasher and American style fridge freezer. A Rangemaster Professional range style cooker with extractor hood over and matching eye level wall units with concealed lighting beneath, two windows overlooking the garden and open farmland beyond.

The Dining area has a dresser unit to complement the Kitchen units with storage, glazed display cabinets with concealed lighting and wicker storage units, radiator and opens through to

Living/Garden Room which offers great flexibility of use and is naturally well lit with windows to two elevations and bi-fold doors opening onto the sun terrace and garden.

Wooden flooring throughout.

##### UTILITY ROOM

with continuation of units to complement the Kitchen with single drainer sink set into base cupboard with worksurface extending to the side and having space for appliances. Complementary wall units, wooden floor, radiator. Personal door to Garage.

##### FIRST FLOOR LANDING

From the Reception Hall the staircase leads to the First Floor galleried style Landing with access to a very spacious boarded roof space, recessed ceiling lights, radiator and storage cupboard.

##### PRINCIPAL BEDROOM

A very generous main bedroom having window to the front with pleasant open aspect, media point, radiator. Twin built in wardrobes with hanging rails and shelving.

##### ENSUITE SHOWER ROOM

recently re-styled with suite comprising large walk in shower with direct mixer unit with glazed screen, wash hand basin set into vanity with storage and wall hung concealed WC. Complementary tiled surrounds, heated towel rail, recessed ceiling lights and window to the front.

##### BEDROOM 2

A double room with window to the front with pleasant open aspect, built in wardrobes, radiator.

##### BEDROOM 3

another generous sized double room having window overlooking the rear with open farmland views, two built in double wardrobes, radiator.

##### BEDROOM 4

A further double room with window overlooking the rear with aspect over open farmland. Radiator.



#### FAMILY BATHROOM

A well appointed room with suite comprising panelled bath, shower cubicle, wash hand basin and WC set into concealed unit. Complementary tiled surrounds, heated towel rail, window to the rear.

#### OUTSIDE

The property is set back from the road and approached through double opening gates over gravelled driveway providing ample parking and leading to the garage with electric roller door which has a personal door to the Utility and Rear Garden. To the front is a lawned area and enclosed with fencing and hedging.

Side pedestrian access leads around to the Rear Garden which is laid to two sections in order to enjoy the most of the sunshine. To the one side, adjacent to the Garden Room bi-fold doors is a large paved sun terrace bordered by lawn and to the other further lawn and paved seating areas. The gardens enjoy an excellent level of privacy and are enclosed with fencing with views over adjoining countryside.

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## Judy Bourne

Director at Monks

Judy@monks.co.uk

## Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

## 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<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		
England & Wales	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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