

Fir Tree House Church Lane, Stanton Upon Hine Heath,
Shrewsbury, Shropshire, SY4 4LH

www.hbshrop.co.uk



Offers In The Region Of £535,000

Viewing: strictly by appointment
through the agent



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Accommodation

The accommodation briefly comprises: entrance porch, open plan entrance and dining room, inner hall, living room, open plan kitchen/breakfast room, inner hall, cloakroom, two double bedrooms (one with en-suite shower room), first floor office/landing, two further double bedrooms (one with en-suite shower room), separate family bathroom, oil fired central heating, upvc double glazing, driveway, garage with electric door and utility behind, front and attractive rear enclosed gardens. Viewing is highly recommended.

Part glazed entrance door gives access to:

Entrance porch

Having quarry tiled floor and further part glazed door giving access to:

Open plan entrance and dining room

15'2 x 16'3

Having engineered wooden flooring, radiator, TV aerial point, upvc double glazed window to front, coving to ceiling.

Door to:

Inner hall

Having ceramic tiled floor, radiator, racked shelving, shoe storage and hanging rails.

Door then gives access to:

Cloakroom

Having WC with hidden cistern, vanity with mixer tap over, ceramic tiled floor, upvc double glazed window.

Door from open plan entrance hall and dining room gives access to:

Living room

21'01 x 17'0

Having a feature curved open grate fireplace with raised stone hearth, upvc double glazed window to front, double glazed sliding patio doors to side, two radiators, coving to ceiling, two wall light points, BOSE sound system set to ceiling, picture light point, fitted wooden book shelving set to corner with storage cupboards beneath.

Door from living room and open plan entrance hall and dining room gives access to:

Open plan kitchen/breakfast area

24'6 x 11'9

The kitchen area comprises: a range of bamboo wood and stainless steel eye level and base units with fitted cupboards and drawers, sink drainer unit with mixer tap over, granite worktops, integrated Baumatic stainless steel coffee machine, space for fridge freezer, space for range cooker, stainless steel De Dietrich extractor fan above with stainless splash back, integrated De Dietrich stainless steel combination oven and microwave, concealed lighting beneath wall units, ceramic tiled floor, BOSE sound system to ceiling, central chopping board with storage for wine and cupboards, upvc double glazed door leading out to private rear garden.

The breakfast area comprises: upvc double glazed sliding patio door leading out onto private rear garden, ceramic tiled floor, radiator. BOSE sound system to ceiling.

Door from open plan entrance hall and dining room gives access to:

Inner hall

Having staircase leading off, radiator, fire door leading to garage, coving to ceiling.

Door from inner hall gives access to:

Guest bedroom (two)

12'2 x 10'10

Having upvc double glazed window to rear, radiator.





Door to:

En-suite shower room

Having glazed folding and tiled shower cubicle, low flush WC, vanity unit with mixer tap over, ceramic tiled floor, upvc double glazed window, extractor fan. chrome heated towel rail.

Door from inner hall gives access to:

Bedroom (three)

11'9 x 6'10 plus door recess
Having radiator, upvc double glazed window to front.

From inner hall stairs rise to:

First floor landing with office area

22'2 max x 12'9 max
Having two storage access into eaves storage, three sealed unit double glazed Velux windows set to roof, radiator.

Doors from first floor landing area give access to: L shaped master bedroom with en-suite shower room and dressing area, further bedroom and family bathroom

L shaped master bedroom (one)

21'11 max x 24'5 max
Having sealed unit double Velux roof windows to roof, radiator, upvc double glazed window to front, comprehensive dressing area with three triple fitted wardrobes.

Door from master bedroom gives access to:

En-suite shower room

Having glazed shower cubicle, low flush WC, curved wash hand basin with mixer tap over, fully tiled to walls, extractor fan, upvc double glazed window.

Bedroom (four)

14'10 x 10'5
Having radiator, two sealed unit double glazed Velux windows set to roof, wood laminate flooring, fitted bedroom furniture including: hanging rail, drawers, dressing table.

Family bathroom

Comprising; panelled bath with glazed shower screen to side and shower above, wall mounted wash hand basin, low flush WC, radiator, sealed unit doubled glazed Velux window to roof.

Outside

The property is approached via a double width blocked paved driveway with ample parking and turning for a number of vehicles. Access from driveway leads to:

Garage

20'0 x 10'7
Having roller shutter door, power and lighting, window to side, fire door giving access back into main residence.

Front and rear gardens

The attractive established front gardens are laid to lawn with paved pathways, 2 sliver birch trees, range of mature flowers and shrubs. The property benefits from particularly mature and private enclosed rear gardens having extensive paved pathway and sun terraces, pergola and brick built pizza oven. The property is intersected into two lawned areas sub divided by steps and raised flower shrub borders, fish pond. large metal pitched roof dog kennel, two timber sheds, compound housing propane gas cylinders and oil storage tank, outside lighting and outside cold tap. mature flowers and shrubs.

Agents note

The property has data cabling throughout and has the added benefit of a Honeywell Evohome system (an intelligent heating control system that allows for remote control of room temperatures and heating times throughout the property).

Directions

From Shrewsbury take the A53 for Market Drayton and after approximately 4 miles on reaching Shawbury traffic lights turn left onto B5063 signed posted Wem and Ellesmere. Travel past RAF Shawbury continue on this road for approximately 1.5 miles turning right signed posted Stanton and Booley. When entering the village bear right, continue down this lane turning right opposite the Stanton Arms Public House into Church Road. Continue down this lane for a short distance and Church Lane can be located on the left on hand-side with Fir Tree House being the first property on the left hand side.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

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Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

