HOLLAND BROADBRIDGE

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The Old Pound Nook Lane, Loppington, Shrewsbury, Shropshire, SY4 5SG

www.hbshrop.co.uk









Offers In The Region Of £375,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
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The Property Ombudsman

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Occupying a lovely position within the sought after village location of Loppington, this is a charming, attractive and well presented three bedroom detached house, enjoying an attractive outlook towards the village church and offers buyers a wonderful blend of character, comfort and modern day living. The well proportioned accommodation is presented to a pleasing standard and will appeal to families, professional couples and those seeking a peaceful village lifestyle. Externally the property sits on a generous size plot along with a good size driveway and detached double garage. Loppington is a popular North Shropshire village offering a range of local amenities including: Village hall, Pub and Church, together with a strong community atmosphere. The nearby market town of Wem provides an excellent selection of day to day facilities which include: supermarket, independent shops, cafes, public houses, schooling, medical facilities and a railway station with links to Shrewsbury, Crewe and beyond. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, attractive kitchen/diner, UPVC double glazed conservatory, first floor landing, three bedrooms, refitted bathroom, low maintenance front garden, attractive part walled rear enclosed gardens, generous stoned driveway, detached brick built double garage, double glazing, oil fired central heating, sought after village location.

The accommodation in greater detail comprises:

Wooden entrance door gives access to:

Entrance hallway
Having cloaks cupboard, vinyl tiled effect floor covering.

Door from entrance hallway gives access to:

Lounge
17'1 x 9'6
Having UPVC double glazed window to front, UVC double glazed French doors giving access to rear gardens, attractive period style fireplace with decorative fire surround, radiator.

Door from entrance hallway gives access to:

Attractive kitchen/diner
17'0 x 8'8
Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob, dishwasher, integrated fridge, space for upright fridge freezer, fitted worktops with inset sink drainer unit with mixer tap over, glass display cabinet, tiled floor, radiator, UPVC double glazed window to front, tiled splash surrounds, single glazed window to rear, useful open fronted understairs storage space.

Wooden framed door from kitchen/diner gives access to:

UPVC double glazed conservatory
11'7 x 7'0
Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, tiled floor, UPVC double glazed door giving access to rear of property, polycarbonated roof.

From entrance hallway stairs rise to:

First floor landing
Having UPVC double glazed window to rear. Doors from first floor landing then give access to: Three bedrooms and refitted bathroom.

Bedroom one
10'7 x 9'10
Having UPVC double glazed window with a pleasing aspect to front towards local church, further UPVC double glazed window to side providing a pleasing rural aspect, built-in wardrobe with storage above, radiator.

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Bedroom two
10'0 max reducing down to 8'9 min x 9'11
Having UPVC double glazed window with a pleasing aspect towards local church, radiator, over stairs storage cupboard.

Bedroom three
7'8 x 6'11
Having UPVC double glazed window to rear, radiator and with pleasing aspect over rear garden.

Refitted bathroom
Having a three piece white suite comprising: P shaped panel bath with drench shower over, curved glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit and store cupboard, part tiled to walls, vinyl tiled effect floor covering, heated chrome style tiled rail, UPVC double glazed window to rear, wall mounted extractor fan.

Outside
To the front of the property there is a generous size stoned driveway providing ample off street parking for a number of vehicles partially surrounded by sandstone walling, inset mature shrubs and outside lighting point. The area to the side of the property at the front is an ancient pound. From the stoned driveway a double five bar timber gate leads to a further stone parking area. Access is then given to:

Detached brick built double garage
17'7 x 16'10
Having up and over door, fitted power and light, UPVC double glazed window to side, with wooden side access pedestrian door and storage area above.

Rear gardens
The rear gardens of the property comprise: Brick paved patio with matching pathway, lawn gardens, raised beds, mature shrubs, plants and bushes. The rear gardens are enclosed by timber fencing and brick walling.

Directions
At the crossroads in Wem turn left signed posted for Ellesmere and Adams Sports Centre. Continue on this road until reaching a left hand turn signed posted for Loppington and Burlton and then continue for 0.8 of mile until reaching the village of Loppington. Once in Loppington continue for a short distance and then turn left signed posted for Noneley and Dickens Arms Public House. Continue for a short distance and then turn left (by the church) and the property will be found on the left hand-side clearly identified with our for sale board.

Services
Mains water, electricity and 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.

COUNCIL TAX BAND D

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).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

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Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 97.1 sq. metres (1045.3 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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