

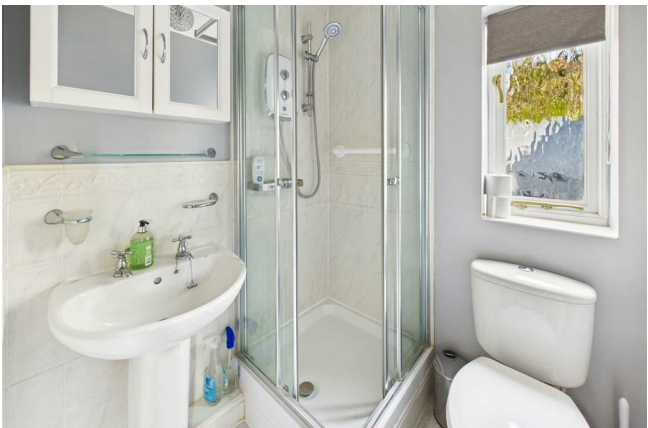




2 Oak Meadow, Nesscliffe, Shrewsbury, SY4 1DB
Offers In The Region Of £650,000

This impressive, deceptively spacious four bedroom detached property is located in the desirable area of Nesscliffe with village shop, pub and primary school, and is situated at the end of a private drive with only two houses. The Nesscliffe area in Shropshire is known for its picturesque countryside views, peaceful surroundings and welcoming community. Residents of this village enjoy the benefits of rural living with easy access to the beautiful Nesscliffe Country Park, whilst also still being within easy reach of amenities and transport links.

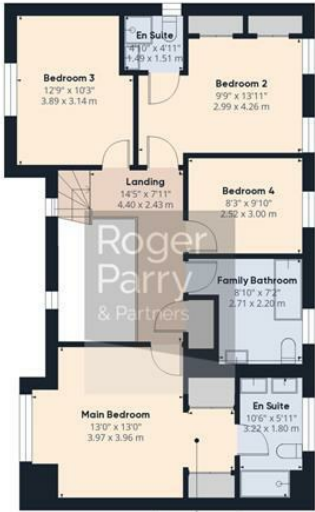




Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾
2074.31 ft²
192.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

From the Entrance porch, you are immediately welcomed by the impressive hallway, which sets the tone for the rest of the house. The spacious living room, has a feature fireplace adding warmth and character to the space, the adjacent conservatory offers a bright and relaxing area to enjoy the natural light. The dining room has a square bay window, is perfect for hosting dinner parties. A lobby off the hall leads to a front-facing home office/study, providing a quiet space to work or study. The stylish kitchen appliances is connected to an adjacent day room, creating a seamless flow for everyday living, also with a utility room off the kitchen.

Moving to the first floor, the gallery landing serves the four bedrooms and family bathroom. The principal bedroom features a dressing area and en-suite bathroom. The rear-facing guest room also provides an en-suite shower room. Bedrooms three and four are located off the landing and share the family bathroom, ensuring convenience for all residents.

Outside, the property is accessed via a driveway with parking for ample vehicles and leads to the double garage, located at the front of the home. The property has attractive gardens that enhance the overall appeal of the property and provide an outdoor space to relax and entertain. The property benefits from stunning far reaching views of the beautiful countryside and these are visible from the garden and property alike.

Entrance Porch

Wooden entrance door with feature stain glass window leads into Entrance Porch with 3/4 length windows to side and tiled floor. Entrance door with side panels leads into

Entrance Hall

With under stairs storage cupboard, radiator and tiled flooring.

Cloakroom

With wash hand basin with tiled splash, low flush Wc, radiator and window to front.

Living Room

The spacious living room, has a feature fireplace adding warmth and character to the space housing coal effect fire with a brick surround, window to front and radiator. Twin glazed doors open into

Conservatory

Brick-built UPVC double-glazed conservatory, with window and French doors to garden.

Dining Room

From the Entrance Hall twin glazed doors open into the Dining Room, with a square bay window, providing the perfect space for hosting dinner parties. Radiator.

Home Office

With window to front and radiator.

Kitchen Breakfast Room

Fitted to a modern standard, having an extensive range of wooden fronted base units with

worksurfaces over and tiled splashbacks, sink unit with mixer taps, integrated dishwasher and fridge freezer, space for range style cooker and extractor hood over. Extensive range of matching eye-level wall cupboards. Tiled flooring. Open access leading into;

Family Room

With tiled flooring, windows and French doors to garden.

From the Entrance Hall stairs lead to first floor gallery landing with access to loft space and airing cupboard.

Principal Bedroom

With two radiators, window to front and open access into the dressing area. The dressing area provides two built in wardrobes with sliding doors.

En suite shower Room

Fitted with a suite comprising shower unit with glass doors, low level WC and twin wash hand basin with mixer taps set into vanity unit, tiled surround to walls. Window and radiator.

Guest Bedroom

With window to rear, radiator and built in wardrobes.

En Suite Shower Room

Fitted with a modern white suite comprising shower unit with glass doors, low level WC and wash hand basin with taps, part tiled walls, radiator and window to side.

Bedroom 3

With window to the front and radiator.

Bedroom 4

With window to rear and radiator.

Family Bathroom

Fitted with a modern suite comprising a bath with shower unit over with part glass and curtain rail, low level WC, bidet and wash hand basin with taps, part tiled walls, radiator and window to rear.

Outside

Outside, the property is accessed via a driveway with parking for ample vehicles and leads to the double garage, located at the front of the home. The property has attractive gardens that enhance the overall appeal of the property and provide an outdoor space to relax and entertain, mainly laid to lawn with patio areas. The property benefits from stunning far reaching views of the beautiful countryside and these are visible from the garden and property alike.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. Oil central heating. We understand the Broadband Download Speed is: Standard 29 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is G. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



General Services:

Local Authority: Shropshire Council

Council Tax Band: G

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.