

9 Halston Cottages, Plealey Lane, Lea Cross, Shrewsbury,  
Shropshire, SY5 8HS

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £240,000**

Viewing: strictly by appointment through the agent

Occupying a lovely position with far reaching views towards farmland, countryside and beyond. This is a spacious, well presented double fronted three bedroom mid-terrace house. The property boasts bright and airy living accommodation throughout, a brick paved driveway providing parking for two vehicles and a large rear enclosed garden. 9 Halston Cottages is conveniently located to the popular villages of Pontesbury and Hanwood having excellent amenities some of which include village store, butcher/bakers, public houses, primary schools and a secondary school along with a doctors and dental surgery. The property is also well placed for access to the county of Shrewsbury and the bypass linking up to the M54 motorway network. Viewing is recommended by the selling agent.

The accommodation briefly comprises the following: Entrance porch, hallway, lounge with open fire, kitchen/diner, UPVC double glazed lean to/laundry room, modern bathroom, first floor landing, three good sized bedrooms., brick paved driveway providing off street parking for two vehicles, large rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following:

Entrance door gives access to:

**Porch**

Having UPVC double glazed window to side, polycarbonated roof.

Wooden framed door gives access to:

**Hallway**

Having wood effect flooring.

Door from hallway gives access to:

**Lounge**

17'6 x 10'10

Having UPVC double glazed window to front having a lovely rural aspect, UPVC double glazed window overlooking the property's large rear gardens, open fire, wood effect flooring, two radiators.

Wooden framed door from hallway gives access to:

**Kitchen/diner**

13'11" max reducing down to 10'6 x 11'2

Having of eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink drainer unit with mixer tap over, UPVC double glazed window to rear, tiled splash surrounds, wood effect flooring, shelved under-stairs storage cupboard, coving to ceiling.

UPVC double glazed door from kitchen/diner gives access to:

**UPVC double glazed lean to / laundry room**

9'2 x 5'2

Having brick base range of UPVC double glazed windows overlooking the property's large rear gardens, UPVC double glazed door giving access to rear gardens, polycarbonated roof, tiled floor, floor mounted gas fired central heating boiler. .

Door from hallway gives access to:

**Modern bathroom**

Having a three piece suite comprising: panel bath with electric shower over and glazed shower screen to side, wash hand basin with mixer tap over and storage cupboards and drawers below, low flush WC, tiled floor, part tiled to walls, UPVC double glazed window to front, heated chrome style towel rail.

From hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to rear, radiator, coving to ceiling, loft access, airing cupboard.

Doors from first floor landing then give access to: Three bedrooms

**Bedroom One**

17'11 x 10'11

This large master bedroom has UPVC double glazed window to front overlooking local farmland, countryside and beyond, two radiators, coving ceiling, fitted ceiling fan with built-in light.

**Bedroom Two**

16'3" x 8'9"

Having UPVC double glazed window to front overlooking farmland, countryside and beyond, stairhead, radiator, coving to ceiling, fitted ceiling fan with built-in light.

**Bedroom Three**

9'9 max x 8'9

Having UPVC double glazed window overlooking rear gardens., dado rail, radiator, coving to ceiling, fitted ceiling fan with built-in light.

**Outside**

To the front of the property there is a lovely aspect towards local farmland, countryside and beyond with a brick paved driveway providing off street parking for two vehicles. To the rear of the property there is a large garden having an extensive paved patio / sun terrace area, brick outside, lawn gardens, well stocked borders containing variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing.

**Services**

Mains water, electricity, drainage and gas 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**

**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**

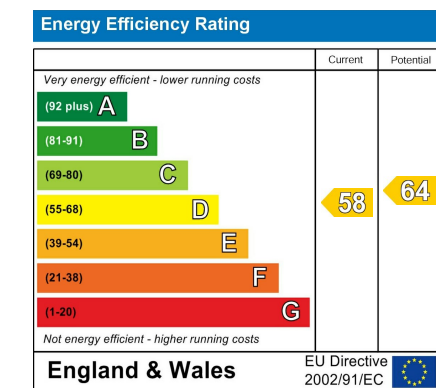
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**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**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**