

Wellspring, Field House Drive, Meole Village, Shrewsbury, SY3 9HJ



Total area: approx. 248.5 sq. metres (2674.7 sq. feet)
Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



FOR SALE

Offers in the region of £575,000

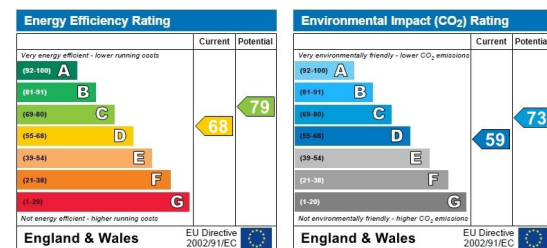
Wellspring, Field House Drive,
Meole Village, Shrewsbury, SY3 9HJ

An impressive and particularly spacious detached family home providing versatile accommodation set with delightful large gardens on this highly sought after and exclusive private road.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01743 236444

Shrewsbury office:
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E. shrewsbury@hallsgb.com



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Mileages: Close to amenities. Telford 16.2 miles. Chester 44.8 miles.



4 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



- **Spacious accommodation**
- **4 reception rooms**
- **5 bedrooms**
- **Car port and storage garage**
- **Delightful gardens**
- **Select Private Road**

DIRECTIONS

From the Port Hill roundabout continue along Roman Road and at the next roundabout take the right turn passing the Priory School on the right hand side. When reaching the Nuffield Hospital turn left into Stanley Lane and go over the railway bridge taking the third right turn. Follow this, passing Meole Brace Primary School and take the next right turn into Field House Drive. The property will be found on the left hand side.

SITUATION

The property is beautifully situated along this exclusive and private road on the fringe of the most desirable area of Meole Village which offers a selection of basic amenities including shops, schools - both primary and secondary, a bus service and the Meole Brace Retail Park which includes Sainsburys and is easily accessible. Shrewsbury town centre offers a comprehensive range of shopping, leisure and social facilities together with a rail service. Commuters will be pleased to note there are excellent road links leading to the A5 and M54 motorway.

DESCRIPTION

Wellspring is a truly impressive and particularly spacious detached residence which offers versatile and adaptable accommodation. The ground floor comprises 4 reception rooms, a breakfast kitchen, utility/boot room and a recently upgraded wet room. To the first floor there are 5 bedrooms, the master of which has an en-suite dressing and shower room. The remaining four are served by the first floor shower room. Outside, there is a generous in and out driveway providing off road parking for numerous vehicles whilst also giving access to the car port and storage garage. The gardens are a real feature of the property and comprise of extensive flowing lawns, numerous herbaceous beds and borders together with a variety of patio seating areas.

ACCOMMODATION

ENTRANCE PORCH

Part glazed entrance door leads into entrance porch with tiled floor and further panelled door through to:

RECEPTION HALL

With staircase rising to first floor. Doors to:

LIVING ROOM

With picture windows overlooking the delightful rear garden. Glazed access door leading on to rear patio. Concertina partition opens to:

DINING ROOM

With window overlooking rear gardens.

BREAKFAST KITCHEN

With tiled floor. Providing a range of oak eye and base level units comprising cupboards and drawers with granite work surface over and incorporating a one and a half stainless steel sink unit and drainer with mixer tap. Integral AEG electric oven and grill with Bosch 4 ring ceramic hob unit. Integral eye level Kenwood microwave oven. Space for fridge. Part tiled walls. Space and plumbing for dishwasher. Part glazed door to:

UTILITY/BOOT ROOM

With tiled floor and providing a range of eye and base level storage cupboards with work surface over and incorporating a stainless steel sink unit. A further range of base level cupboards and work surface area. Range of fitted tall storage cupboards, space for fridge freezer, and space for washing machine and tumble dryer. Panelled part glazed UPVC door leading to car port and part glazed UPVC door leading to garden.

FAMILY ROOM/STUDY

With twin glazed doors leading through to:

GARDEN ROOM

Providing full length sliding glazed patio doors which bring a delightful aspect over the rear garden and direct access on to a raised patio seating area.

WET ROOM

With tiled floor and providing a modern suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under. Walk in shower cubicle with splash screen. Majority tiled walls. Mermaid boarding to shower area. Further range of base level storage cupboards and drawers. Wall mounted heated towel rail. Shaving connection point.

FIRST FLOOR LANDING

Access to boarded loft via pull down wooden ladder, with lighting and gas fired boiler.

BEDROOM 1

With walk in storage cupboard/wardrobe. Door to:

EN-SUITE SHOWER ROOM

Providing a suite comprising low level WC with hidden cistern, vanity unit with storage cupboards under, further eye level storage cupboards, corner shower cubicle with mains fed shower, splash screen, fully tiled walls, wall mounted chrome heated towel rail.

BEDROOM 2

Vanity unit with wash hand basin with storage cupboards under. Tiled splash.

BEDROOM 3

With pedestal wash hand basin with tiled splash.

BEDROOM 4

With wash hand basin set in vanity unit.

BEDROOM 5

With wall mounted wash hand basin with tiled splash.

SHOWER ROOM

Providing a suite comprising low level WC, pedestal wash hand basin, large shower cubicle with mains fed shower and splash screen. Part tiled walls. Wall mounted heated towel rail. Built in airing cupboard housing insulated hot water cylinder.

OUTSIDE

The property is approached off a most appealing in and out tarmac driveway which offers parking for numerous vehicles whilst giving access to the covered car port area and storage garage.

STORAGE GARAGE

With up and over entrance door. Power and light points.

GARDENS

To the front the gardens provide an attractive section of lawn and a variety of low maintenance borders containing numerous shrubs and plants. There is a gated access available down either side of the property leading to the rear. The majority of the gardens are positioned to the rear and comprise a flagged patio sun terrace making an excellent outdoor entertaining space. The remainder is then left to generous flowing lawns interspersed with numerous well stocked herbaceous beds and borders containing a variety of shrubs and plants. Two rockeries and a variety of specimen trees, There is a second patio area adjoining the garden room which has an awning. External cold water tap and external power point.

GENERAL REMARKS

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel: 0844 448 1644. Council Tax Band 'G'

TENURE

We understand that the property is Freehold although the purchasers must make their own enquiries via their solicitor.

VIEWINGS

Strictly by appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444.