



**FOR SALE**

Offers in the region of £299,950

Forest Lodge, Burlton,  
Shrewsbury, SY4 5TB

An individual and deceptively spacious detached country bungalow with garden and a generous sized parking area, in a popular village with a woodland background. NO UPWARD CHAIN.



Shrewsbury 10.6 miles, Ellesmere 7 miles, Baschurch 4.2 miles, Wem 6.2 miles, Telford 23 miles (All distances approximate)



- Deceptively spacious bungalow
- 3 Beds 1 Rec 2 Bath/Shower
- Lawned Garden & Patio Garden
- Generous sized parking area
- Outskirts of the village
- Woodland setting

## DIRECTIONS

From Shrewsbury proceed north along the A528 Ellesmere Road and on reaching Harmer Hill turn left again heading for Ellesmere. Carry on for about 3 miles to the village of Burlton and the property will be seen on the left hand side, immediately after the turning for Baschurch.

## SITUATION

Forest Lodge is pleasantly and conveniently situated in the popular village of Burlton, which offers the facilities of a village country pub. The village is surrounded by unspoilt North Shropshire farmland and the property itself backs onto a wooded aspect. The village of Baschurch, which offers a good selection of amenities including shop, pubs, medical centre and the popular Corbett School, together with a bus service to the Lakelands School at Ellesmere. To the north is Shropshires tourist area know as Shropshires Lakelands with its numerous meres, boating, fishing and canal system. To the south lies Shrewsbury with its excellent shopping centre, social facilities and rail service. Commuters will be pleased to note that road links provide access through to Oswestry, Wrexham, Telford and Wolverhampton, including the M54 motorway.

## DESCRIPTION

This attractively presented and spacious detached bungalow offers a contemporary living environment, which will no doubt appeal to a range of buyers. The accommodation also offers a degree of versatility, whilst includes a central reception hall with a very good size lounge/diner leading off. Also off the reception hall is a particularly attractive open plan living/breakfast kitchen, with the advantage of having the living area doubling up as a dining room if required. The kitchen area is well fitted out and includes a selection of appliances. There are three double bedrooms, which are then

served by two bath/shower rooms.

Outside, there is an excellent parking space to the front with ample space for a number of cars or possibly a trailer or caravan. There are two garden areas, one of which is laid to lawn and the other utilised as a gravelled patio area.

## ACCOMMODATION

### RECEPTION HALL

With wood effect laminate flooring.

### LOUNGE/DINER

6.02m x 4.90m (narr 3.45m (19'9 x 16'1 (narr 11'4))

An 'L' shaped room with wood effect laminate flooring. Feature ornamental stone effect fireplace with fitted electric fire. Wide bay window to front.

### LIVING/BREAKFAST/KITCHEN

7.87m x 3.66m (25'10 x 12'0)

An attractive room with wood effect laminate flooring and laid out as follows:

### LIVING/DINING AREA

With bay window to front and eye level TV point. Ample space for settee etc or use as a dining area.

### KITCHEN/BREAKFAST AREA

With extensive modern oak effect work top with built in one and a half bowl sink unit. Extensive range of white high gloss faced base and eye level cupboards including draw units. Built in ELECTRIC HOB UNIT with integrated EXTRACTOR HOOD over. Built in low level ELECTRIC OVEN. Integrated DISHWASHER. Integrated FRIDGE and FREEZER units. BREAKFAST BAR. External entrance door.

### INNER LOBBY

With large walk-in storage cupboard. Archway to Utility area with fitted work top, space and plumbing for washing machine.

### BEDROOM 3

3.86m x 2.74m (12'8 x 9'0')

### FAMILY BATHROOM





1 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



3.28m x 1.78m (10'9 x 5'10)

With tiled floor. 'L' shaped panelled bath with wall mounted direct feed shower unit including rainhead and shower attachment with splash screen. Close coupled WC, pedestal wash hand basin with fitted mirror over and electric shaver socket. Ceiling downlighters. Under floor heating.

#### BOILER

Walk-in boiler/airing cupboard with modern hot water cylinder (pressurised system). Oil fired central heating boiler.

#### INNER HALLWAY

Leading off the Lounge/Diner access is provided to an inner hallway with built in double wardrobe with mirrored sliding doors.

#### MASTER BEDROOM 1

5.21m x 3.66m (17'1 x 12'0)

Measurement excludes extensive wall to wall range of fitted wardrobes with four sliding part mirrored doors. Access to loft space. Double glazed twin French doors with matching side windows leading out to the garden.

#### BEDROOM 2

3.28m x 3.76m (10'9 x 12'4)

Measurement excludes extensive fitted contemporary wardrobe suite. Fitted wall shelving.

#### SHOWER ROOM

3.20m x 1.78m (10'6 x 5'10)

With tiled floor. Walk in tiled shower cubicle with floor level drainage. Splash screens and wall mounted direct feed shower unit with rainhead and hand held shower unit. Close coupled WC, pedestal wash hand basin with fitted shelf and mirror over. Chrome ladder radiator. Ceiling downlighters. Under floor heating.

#### OUTSIDE

The property is approached over a shared entrance, which leads to an extensive stoned/gravelled parking area with ample space for a number of cars including boats, caravans, trailers, etc.



#### THE GARDENS

These are positioned in two areas of the property, both being enclosed, which includes an ornamental gravelled patio area with conifer screening, timber panelled fencing and flower boxes. The additional area which is slightly more secluded, includes stoned/gravelled pathways, which divide two lawned areas and a SUN TERRACE. Timber and felt GARDEN SHED. External cold water tap.

#### GENERAL REMARKS

#### PHOTOGRAPHS

It may be noted that certain photographs depict furniture, which has recently been removed.

#### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### SERVICES

Mains water, drainage and electricity are understood to be connected. Oil fired central heating system. None of these have been tested.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

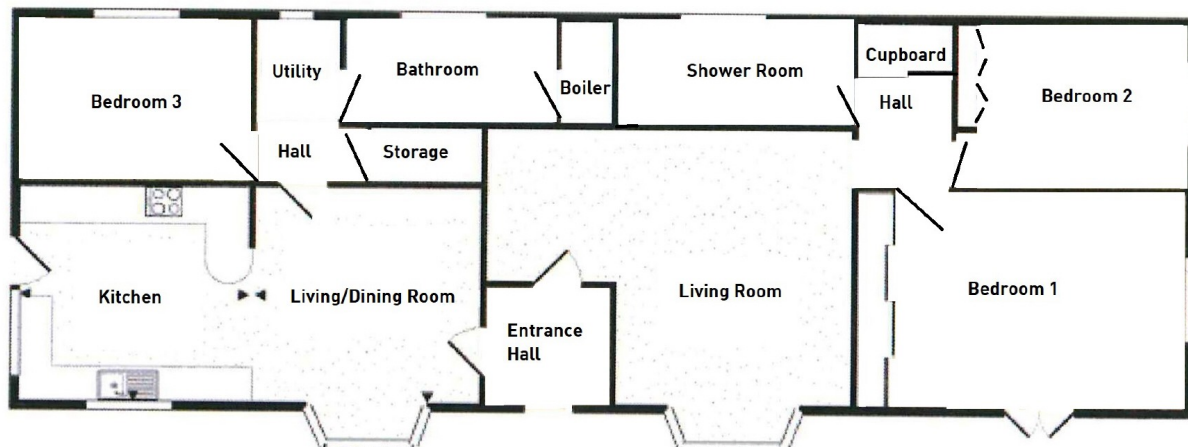
#### LOCAL AUTHORITY

Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band 'E'.

#### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@halls.gb.com

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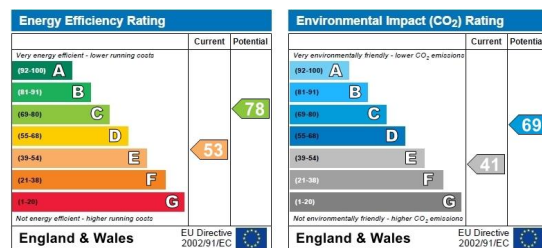
This plan is for illustration purposes only

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.

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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:**

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