



Byways, Fauls Green, SY13 2AS

Helping *you* move



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Offers In Region Of £425,000



- Spacious Detached Bungalow
- Three Double Bedrooms
- Generous Lounge and Dining Room
- Kitchen/Breakfast Room

- Rural Village Location
- Attractive Gardens
- Driveway and Single Detached Garage
- EPC TBC, Council Tax Band D, Freehold



Byways is a spacious three double bedroom detached bungalow set on a good size plot on a quiet country lane in the rural village of Fauls Green which has a village hall and church. It benefits from a driveway and single detached garage providing good parking facilities and there are beautifully maintained gardens to both the front and rear. All the rooms have excellent proportions and the accommodation comprises Entrance Hall/Utility, generous Lounge, Dining Room, Kitchen/Breakfast Room, Three Double Bedrooms, and a Family Shower Room. Externally, there is an attractive lawned garden to the front and to the rear is a private garden mainly laid to lawn with a paved patio area and an abundance of mature shrubs, plants and trees.



LOCATION

Situated in the rural village of Fauls Green which has a village hall and a church. It is approximately 2 miles from the village of Prees which offers day to day facilities including a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, train station and a well regarded primary school.. Fauls Green itself . The renowned Lower Heath Primary School is approximately 1 mile away. The market towns of Whitchurch, Wem and Market Drayton are between 5 to 8 miles approximately.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage and electricity are available. Oil central heating. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, after Higher Heath there is a right hand turning signed Hodnet/Wem, turn at this point and continue on take the left hand turning signed Darliston/Fauls Green; proceed and the property can be found after a short distance on the left hand side just after the turning for Painters Lane.

LOCAL AUTHORITY

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC TBC. The full energy performance certificate (EPC) is available for this property upon request.

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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ENTRANCE HALL/UTILITY
8' 6" x 5' 0" (2.59m x 1.52m)

KITCHEN/BREAKFAST ROOM
13' 7" x 10' 3" (4.14m x 3.12m)

LOUNGE
18' 4" x 11' 9" (5.59m x 3.58m)

BEDROOM ONE
15' 0" x 12' 5" (4.57m x 3.78m)

BEDROOM TWO
12' 0" x 10' 5" (3.66m x 3.18m) excluding wardrobes

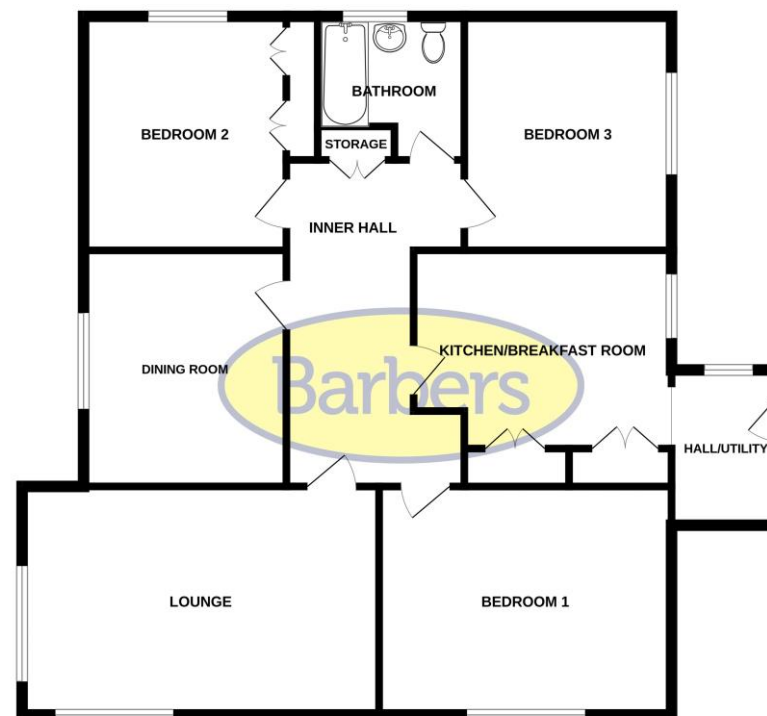
BEDROOM THREE
12' 0" x 10' 8" (3.66m x 3.25m)

DINING ROOM
12' 2" x 10' 5" (3.71m x 3.18m)

BATHROOM
7' 9" x 6' 9" (2.36m x 2.06m)

DETACHED SINGLE GARAGE
15' 1" x 8' 6" (4.6m x 2.59m)

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

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