



Hi Vu, Fauls Green, SY13 2AS

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**Hi Vu, Fauls Green, SY13 2AS**

**Offers In Region Of £395,000**



- Three Bedroom Detached Bungalow
- Rural Village Location
- Large Driveway and Detached Double Garage
- Lounge with bay window

- Dining Room with log burner
- Master En Suite and Family Bathroom
- Well-Maintained Front and Rear Gardens
- EPC D, Council Tax Band D





Located in the rural village of Fauls Green, this well-maintained three bedroom detached bungalow with beautifully kept gardens offers a great mix of comfort and countryside living, providing the perfect retreat for those seeking a peaceful lifestyle. Upon entering, you're welcomed by an Entrance Hall leading into the Lounge which features a bay window, filling the room with natural light. The well-equipped Kitchen leads to a cosy Dining Room with log burner and the adjoining Conservatory, with its French doors that open onto the rear garden, provides an additional living space where you can enjoy the outdoors. The bungalow offers Three Bedrooms – two doubles and a single, which is currently used as a home office, providing flexibility to suit your needs. The master bedroom benefits from an En-Suite Shower Room, and the Family Bathroom is tastefully finished. Externally, the property features a spacious driveway leading to a detached double garage, providing ample parking and storage space. The front garden is beautifully landscaped, with a mix of lawn and gravel areas. The rear garden is a great size, with a large lawned area ideal for family activities and gardening. A paved patio area offers the perfect space for al fresco dining or relaxing in the sun and there are also two large timber sheds. One of the sheds is currently used as a workshop, making it a perfect space for DIY enthusiasts or anyone in need of a functional workspace.

This superb bungalow offers not only a comfortable home but also a peaceful countryside lifestyle. With its versatile living spaces, stunning gardens, and friendly village community, this property is an ideal choice for those looking to escape the hustle and bustle of everyday life.





## 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 electricity, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

## 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 right hand side.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE

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

## 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.

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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LOUNGE

14' 9" x 14' 0" (4.5m x 4.27m) max

KITCHEN

12' 0" x 9' 8" (3.66m x 2.95m)

DINING ROOM

13' 4" x 11' 6" (4.06m x 3.51m) max

CONSERVATORY

8' 7" x 8' 1" (2.62m x 2.46m)

BEDROOM ONE

14' 8" x 12' 2" (4.47m x 3.71m)

BEDROOM TWO

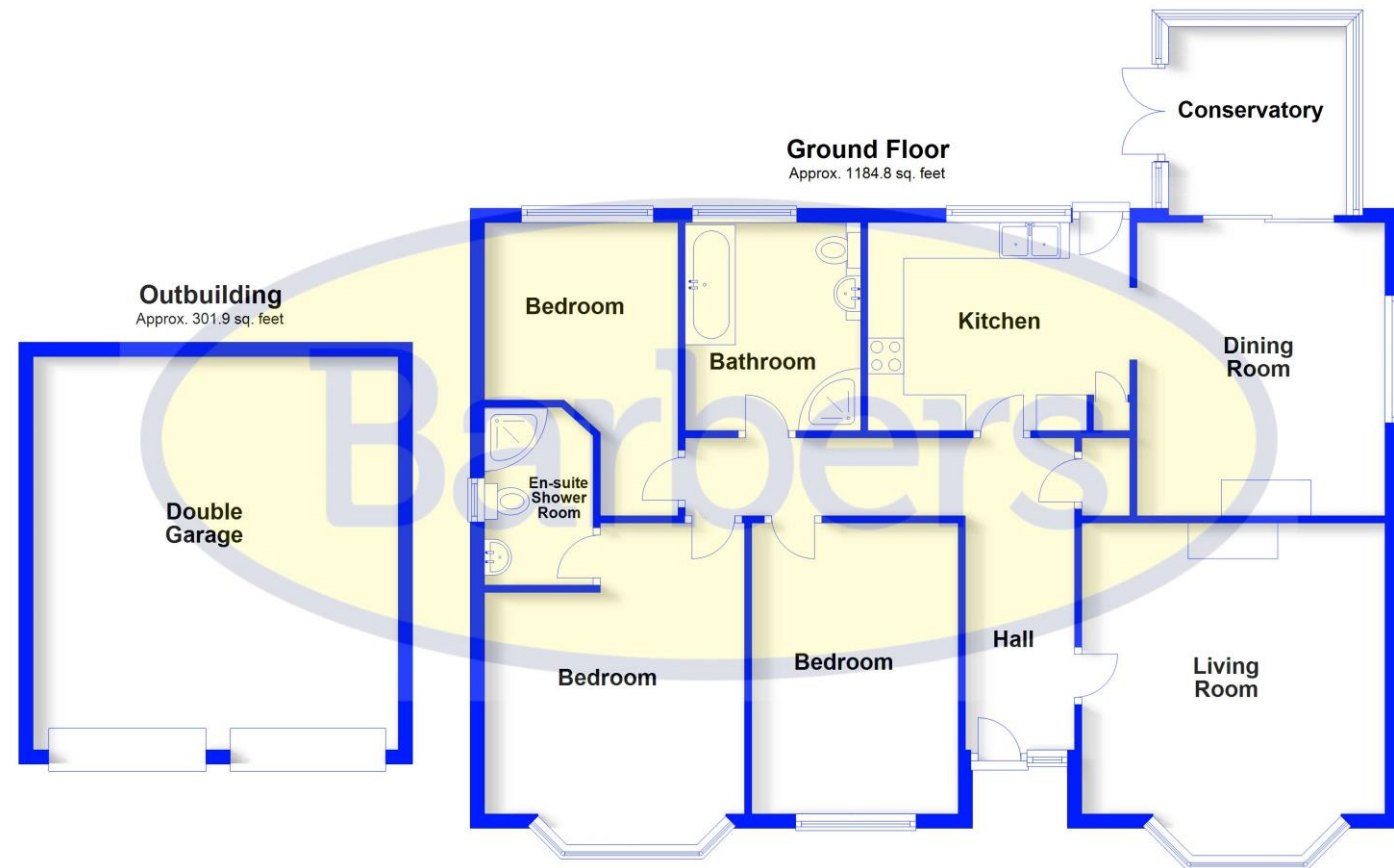
13' 5" x 9' 4" (4.09m x 2.84m)

BEDROOM THREE

13' 7" x 8' 9" (4.14m x 2.67m) max

FAMILY BATHROOM

9' 3" x 8' 1" (2.82m x 2.46m)



Total area: approx. 1486.7 sq. feet



WHITCHURCH

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[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

MARKET DRAYTON

NEWPORT

SHREWSBURY

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WHITCHURCH