



SAMUEL WOOD

Indaba, Weston Lullingfields, Shrewsbury, Shropshire, SY4 2AA

Asking Price £330,000



# Indaba,

Weston Lullingfields, Shrewsbury, Shropshire, SY4 2AA



- Spacious Detached Bungalow
- Living Dining Room
- Family Bathroom & En-suite
- Delightful Gardens with Views
- Oil fired central heating
- Two Generous Sized Bedrooms
- Stylish Fitted Kitchen
- Garage & Car Port
- Near to village of Baschurch
- EPC Rating: D

Interior viewing is recommended of this beautifully presented, detached bungalow occupying a prime position and benefitting from glorious open views to the rear aspect. Weston Lullingfields is a delightful Shropshire village located approx 10 miles from Shrewsbury with the village of Baschurch being within close driving distance and providing extensive facilities.

Indaba is a charming two-bedroom detached bungalow located in the tranquil village of Weston Lullingfields, North Shropshire. The property features a spacious living and dining room, perfect for relaxing or entertaining, alongside a stylishly fitted kitchen designed with modern convenience in mind. The bungalow offers a family bathroom and two generously sized bedrooms, one of which includes an en-suite for added privacy and comfort.

Externally, Indaba boasts a large, gated driveway that provides ample parking, alongside a carport and an attached garage, ensuring plenty of space for vehicles. The property's exterior is well-maintained, with a beautifully landscaped rear garden that enhances the bungalow's appeal. This outdoor space offers a peaceful retreat and is ideal for enjoying outdoor activities or gardening.

One of the standout features of Indaba is its stunning rural setting, with excellent views over a neighbouring field. The property offers a perfect balance of countryside tranquility and comfortable living, making it an attractive option for those seeking a serene lifestyle in a picturesque location.







## Directions



Services: We understand that the property has oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 21 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

Whilst 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. The floorplan is for illustrative purposes only and must not 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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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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