

Holly Tree Cottage, 5a Lower Road, Harmer Hill,
Shrewsbury, Shropshire, SY4 3QX

www.hbshrop.co.uk



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Offers In The Region Of £395,000

Viewing: strictly by appointment through the agent

Occupying a large plot and having a stunning aspect to the rear towards local farmland, countryside and beyond, this is a much improved, extended and well proportioned three double bedroom semi detached cottage. The property is located within a quite location within this highly regarded northern village of Harmer Hill. Holly Cottage is well placed for easy access to the small town of Wem having excellent amenities, schooling and railway station and medieval county town of Shrewsbury. Early viewing comes highly recommended by the selling agent for the property so its situation and plot size can be fully appreciated.

Accommodation

Entrance porch, attractive lounge, re-fitted kitchen/diner, utility room, cloakroom, first floor landing, three double bedrooms, modern re-fitted shower room, generous front garden, large rear enclosed gardens which border local farmland, good size stoned driveway providing ample off street parking for a number of vehicles, sealed unit double glazing, oil fired central heating, solar panels, beautiful views to rear towards local farmland, countryside and beyond.

Part glazed wooden entrance door gives access to:

Entrance porch

Having large fitted store cupboards, quarry tiled floor.

Part glazed from porch gives access to:

Lounge

18'5 max into staircase recess x 14'0

Having quarry tiled floor, attractive wood burning stove, radiator, sealed unit double glazed window to front, two sets of sealed unit double glazed French doors giving access to rear gardens.

Door from lounge give access to:

Re-fitted kitchen/diner

13'11 x 11'10

Having a range of modern eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless sink drainer unit with mixer tap over, integrated oven, space for further appliances, integrated four ring ceramic hob with stainless steel cooker canopy over, tiled floor, tiled splash surrounds, sealed unit double glazed window to front and rear, attractive wood burning stove, radiator, recessed spotlights to ceiling.

Door from kitchen/diner gives access to:

Utility room

12'4 x 10'0 max reducing down to 6'9

Having base units with space for washing machine, fitted worktop with inset stainless sink with mixer tap over, tiled floor, tiled splash surrounds, two sealed double glazed windows, stable style door giving access to rear gardens, LED recessed spotlights to ceiling, two large storage cupboards, wall mounted extractor fan, wall mounted solar panel control unit.

Door from utility room gives access to:

Cloakroom

having low flush WC, wash hand basin, tiled floor, radiator, sealed unit double glazed window to rear.

From lounge stairs rise to:

First floor landing

Having two radiators, two sealed unit double glazed windows, large fitted store cupboard.

Doors from first floor landing then give access to: Three double bedrooms and modern re-fitted shower room.

Bedroom one

12'4 x 10'0

Having three sealed unit double glazed windows, radiator, telephone point.

Bedroom two

14'1 x 8'7

Having sealed unit double glazed window to front and rear, airing cupboard, radiator.

Bedroom three

12'2 x 8'10

Having sealed unit double glazed window to rear, radiator.

Re-fitted modern shower room

Having a large shower cubicle with wall mounted electric shower, low flush WC, pedestal wash hand basin, radiator, vinyl floor covering, sealed unit double glazed window to rear, shelved linen store cupboard, radiator, loft access.

Outside

To the front of the property there is a generous sized easily managed, winter garden, having lawned sections, a vast variety of mature shrubs, plants and bushes. Gated pedestrian access leads to a brick paved driveway which leads to a patio sun terrace area. To the side of the garden gated access leads to a good sized stoned driveway providing ample off street parking.

Gated access then leads to the property's;

Large rear gardens

Which comprises: substantial paved patio, lawned gardens, vegetable plot, oil tank, garden shed, summerhouse, a variety of mature shrubs and bushes. The rear gardens are enclosed and border local farmland.

Directions

On entering Harmer Hill continue past the Bridgewater Arms and immediately after this turn left onto the A528, continue for a short distance and then turn left onto Lower Road and continue on this road for approximately 0.8 of mile and Holly Tree Cottage will be situated on the left hand-side opposite a property called Harvest Hare.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND D

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer


Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

