



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

This is a delightful, two bedroom end of terrace cottage, which is nestled in this highly sought after village, which is to the South of Shropshire, approximately 5 miles from the Shrewsbury town centre and as well as providing easy access to Telford, Much Wenlock and Bridgnorth. The property boasts a useful rear garden and in addition to a well-proportioned and inviting living space. The property can only be appreciated by an internal inspection, which comes highly recommended by the selling agent.

The accommodation briefly comprises, the following: Storm porch, living / dining room, inglenook style fireplace with log burner, kitchen, two bedrooms, family bathroom, beautiful rear garden, double glazing, electric heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Storm porch

With quarry tiled floor, recessed door mat. Front door leading to:

Living room

10'7 x 10'0

Having double glazed window to front, electric storage heater, feature inglenook style brick fireplace with oak beam and cast iron stove, inset tiled hearth and wood effect laminate flooring.

Dining room

10'7 x 8'2

Having uPVC double glazed window to front, electric storage heater, cast iron fireplace with wooden mantel over and wood effect laminate flooring.

Hall

Having wooden door to side, double glazed windows to either side, under-stairs storage cupboard, tiled floor. Stairs leading to first floor landing.

Door from hallway leads to:

Kitchen

9'11 x 5'9

Having a range of eye level and base units, with fitted laminate work surface, inset sink and draining board with mixer tap over, stainless steel electric oven with four ring electric hob, extractor cooker hood above (SPACE AND PLUMBING FOR WASHING MACHINE AND FRIDGE FREEZER), partial tiled splashback, two uPVC double glazed windows.

Stairs rise to:

First floor landing

Having double glazed window to the rear, electric storage heater. Doors lead to:

Bedroom one

10'9 x 10'8

Having uPVC double glazed window to the front, electric storage heater, built-in single wardrobe.

Bedroom two

10'9 x 8'3

Having uPVC double glazed window to front, electric storage heater and loft access.

Bathroom

Having a three piece white suite including roll-topped bath with electric shower over, partial tiled to walls, pedestal wash hand basin, low level WC, double glazed window to side, built-in airing cupboard holding hot water cylinder.

Outside

A shared pathway provides gated access to a generously sized South East facing garden the front and side. The space is predominantly lawned area, complemented by well-maintained shrub beds, apple tree, thriving vegetable garden, charming patio area offering a perfect spot for outdoor dining. The pathway continues to a shed and storage area whilst the garden is enclosed by mature hedges and fencing.

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 B

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

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.

Please note this information is given for guidance only and should not be relied upon as statements

or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

