



Cordage Cottage, Rope Walk Lyth Hill, Lyth Bank,
Shrewsbury, Shropshire, SY3 0BS

www.hbshrop.co.uk



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Occupying a generous size plot, this is a most attractive one double bedroom detached cottage which offers brand new renovated and redesigned living accommodation throughout, which has been finished to exceptionally high standard. The property occupies a highly desirable position situated adjacent to the Lyth Hill nature reserve. Lyth Hill is renowned for its highly sought after location, being within easy reach of the medieval town centre of Shrewsbury and the local bypass linking up to the M54 motorway network. This property is offered for sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, refitted kitchen/breakfast room., refitted ground floor bathroom, first floor landing, double bedroom with built-in wardrobe, stone driveway providing ample off street parking for a number of vehicles, generous size gardens which border the Lyth Hill nature reserve, beautiful aspect to the rear, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Wood effect composite entrance door with UPVC double glazed window to side gives access to:

Entrance hallway

From entrance hallway access is given to:

Lounge/diner

14'0 x 9'7

Having UPVC double glazed French doors giving access to side of property, UPVC double glazed window with pleasing aspect to rear, LVT wood effect flooring, two radiators, wall mounted digital heating control panel.

From entrance hallway access is given to:

Refitted kitchen/breakfast room

14'5 excluding staircase recess x 7'8

Having an attractive refitted base units with built-in drawers, integrated oven, four ring induction hob with cooker canopy over, integrated fridge, fitted quartz worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, LVT wood effect flooring, contemporary wall hung radiator, UPVC double glazed window, LED recessed spotlights to ceiling, walk-in understairs storage cupboard.

Door from entrance hallway gives access to:

Refitted bathroom

Having a modern white suite comprising: Panel bath with shower attachment off taps with glazed shower screen to side, wash hand basin with mixer ap over and storage drawers below, low flush WC, part tiled to walls, LVT wood effect flooring, heated towel rail, UPVC double glazed window to rear, wall mounted extractor fan.

From kitchen/breakfast room stairs rise to:

First floor landing

Door then give access to:

Bedroom

11'6 excluding wardrobe recess x 8'6

Having three UPVC double glazed windows to front and side of property, built-in wardrobe housing the gas fired central heating boiler, radiator, exposed beams to ceiling, feature wall hung lighting, radiator.

Outside

The property is approached via shared access leading to a large gravel parking area/driveway. Paved steps then lead to the property's generous size garden comprising: low maintenance stone sun terrace with small brick paved patio area which takes full advantage of the pleasing rural aspect to the rear of property, large lawn garden with mature trees and bushes which provides a stunning aspect towards the Lyth Hill nature reserve, Condover, local countryside etc. There is also gated pedestrian access to the Lyth Hill nature reserve from the garden.

Services

Mains gas, water, electricity and water treatment plant 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

TBC

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

