



Helping *you* move



## Rose Cottage, Shebdon, ST20 0PT

A beautifully presented, extended Detached Country Cottage with substantial accommodation, including a modern Kitchen, Utility Room, character Sitting Room, Dining Room, Office Snug, Four Bedrooms (Main with En-Suite), spacious Bathroom, private Gardens, Parking, Storage Sheds, and more.

Offers in the Region of  
**£600,000**

# Rose Cottage, Shebdon, ST20 0PT

## Overview

- Well Presented Detached Country Cottage
- Four Bedrooms, Main with En-Suite
- Contemporary Kitchen, Utility Room
- Ground Floor W.C., Office Snug
- Lounge, Dining Room
- Family Bathroom
- Security Alarm System
- Parking Area with Solid Double Gates
- Private Gardens and Storage Sheds
- Council Tax Band E
- EPC Rating - D



## BRIEF DESCRIPTION

A beautifully presented extended Detached Country Cottage, nestled in expansive private gardens. The property offers substantial accommodation and an array of charming features. The ground floor includes an Entrance Porch leading into an attractive modern Kitchen, a convenient Utility Room, a characterful Sitting Room, a magnificent Dining Room perfect for entertaining, and a versatile Office Snug.

On the first floor, the spacious Main Suite boasts a large En-Suite Bathroom, complemented by Three further Double Bedrooms and a well-appointed Family Bathroom.

## LOCATION

The property is situated in a lovely countryside setting and is conveniently located, being approximately 3.5 miles from the A41 providing easy access to the West Midlands road network; in particular the M6 to the North and M54 to the South.

The property is within easy commuting distance by car of Telford, Stafford, Cannock, Wolverhampton and Shrewsbury. The smaller town of Newport is approximately 4.8 miles distance which offers a range of facilities including high street stores, smaller specialist shops and an indoor market.



Your **Local** Property Experts  
01952 820 239

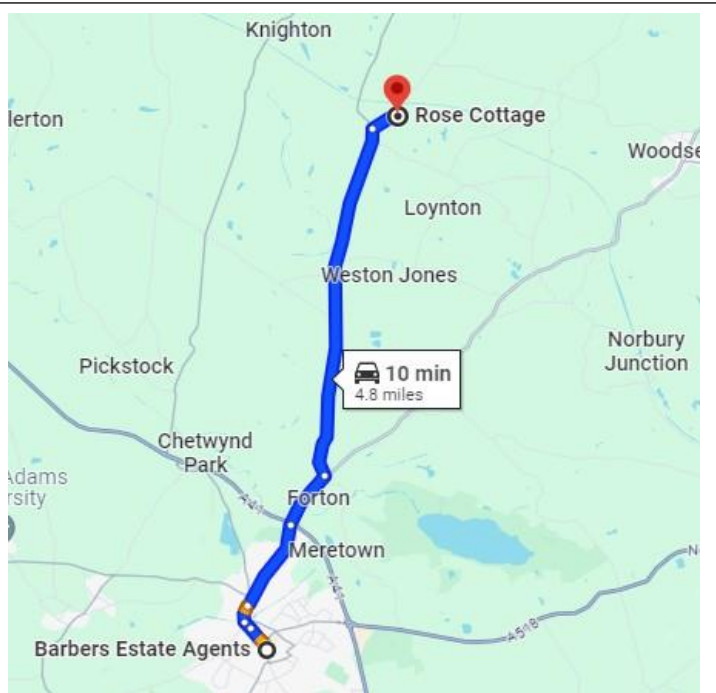


**USEFUL INFORMATION: TO VIEW THIS**

**PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that the property has mains electricity, oil central heating, mains water and two chamber brick septic tank (for the sole use of Rose Cottage.) 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/>

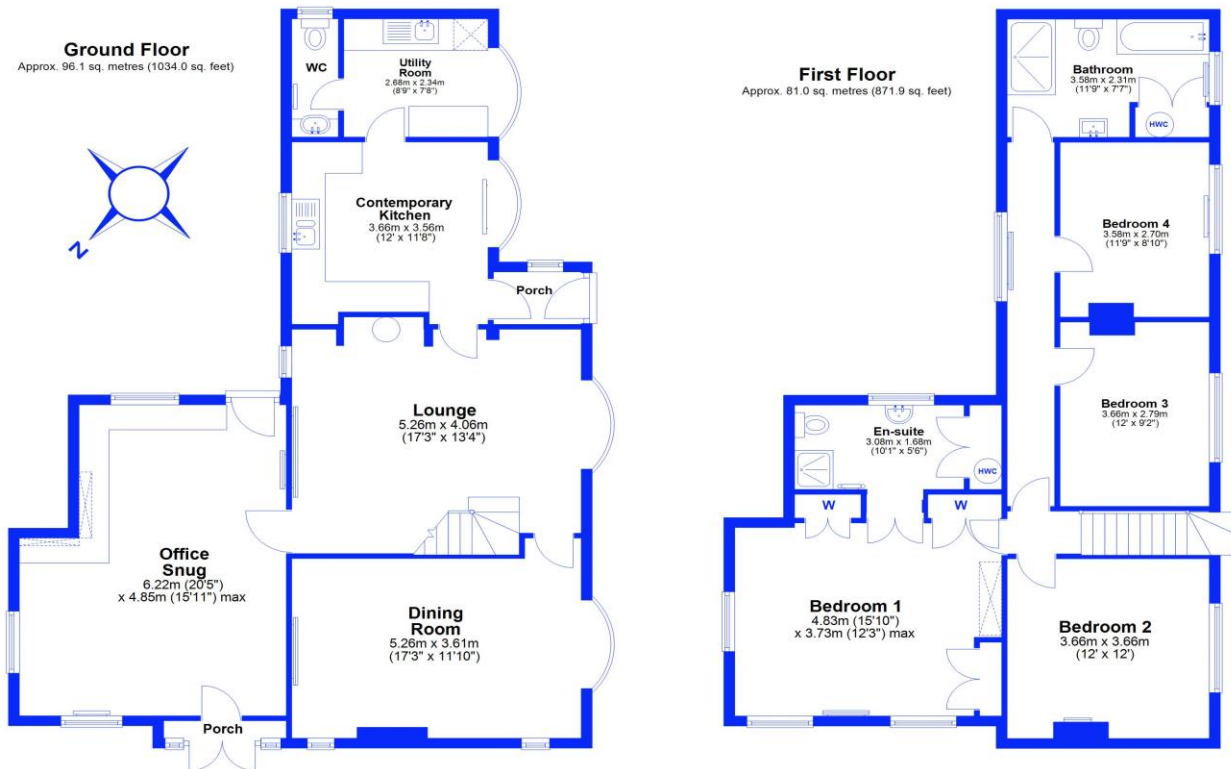
**LOCAL AUTHORITY:** Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



**DIRECTIONS:** From our office head north-west on High Street, continue onto Lower Bar, then continue onto Chetwynd End then slight right onto Forton Rd/B5062 and at the roundabout, take the 2nd exit onto A518, turn left onto Shay Lane and continue for 2.9 miles, then turn right and continue for a little while and the property will be located on the right hand side as identified by our For Sale Board.

**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.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Total area: approx. 177.1 sq. metres (1905.9 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp.

**Rose Cottage, Shebdon**



**Selling your home?**

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ  
 Tel: 01952 820 239  
 Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.