



3 Salters Mill, Northwood, SY4 5NW

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**3 Salters Mill, Northwood, SY4 5NW**

**Offers In Region Of £435,000**



**A superb four bedroom, three reception room detached house with driveway and double garage, situated on a select established development in the rural hamlet of Northwood and with lovely countryside views to the rear.**

- Fabulous Four Bedrooms Detached House
- Three Reception Rooms
- Immaculately Presented Throughout
- Located on a Select Established Development

- Driveway and Double Garage
- Lovely Countryside Views to the Rear
- Enclosed Rear Garden
- EPC E, Council Tax Band E





This superb four bedroom, three reception room detached house is situated on a select established development of just fourteen properties in the rural hamlet of Northwood. The current owners have made it into a lovely home that is immaculately presented throughout and the ground floor accommodation comprises a light and airy Entrance Hall, Cloakroom with WC, great size Lounge, Conservatory with French doors onto the rear garden, Dining Room, Kitchen/Breakfast Room, Utility Room and a spacious versatile 3rd reception room currently used as an office. The first floor boasts Four Bedrooms incorporating three doubles and a single, Master En Suite Shower Room and a modern Family Bathroom. The property enjoys wonderful countryside views to the rear and there is a well maintained enclosed rear garden mainly laid to lawn with a paved patio area. In addition, a driveway and double garage provide ample parking space for several vehicles.





## LOCATION

The property is situated in the rural hamlet of Northwood which is approximately 4 miles from the market town of Wem which offers facilities for daily living and boasts both primary and secondary schools, a recently extended doctors surgery and leisure and recreational facilities including a football and cricket club. The popular town of Ellesmere is also approximately 6 miles away and the market town of Whitchurch is around 10 miles away. The larger centres of Shrewsbury, Telford, Oswestry are also within easy commuting distance.



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### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

### MANAGEMENT COMPANY

We are advised that there is a management company set up- Northwood Management Company and the cost for this is currently £422.56 per annum. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

### SERVICES

We are advised that mains electricity and water are available. LPG central heating. Private drainage. 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.

### DIRECTIONS

From Whitchurch take the A525 towards Wrexham, after about 1 mile turn left onto the A495 to Ellesmere, continue for approximately 4 miles then take a left turn to Bettisfield. Proceed through Bettisfield to the T-junction and turn left. Continue into Northwood and take the left hand turn after the Horse & Jockey Inn (signed Whixall etc) and then first right into Salters Mill. The property can be found after a short distance on the left hand side.

### LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

### 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.

### ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

### VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

### METHOD OF SALE

For sale by Private Treaty.

### 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.

### AGENTS NOTE

We are advised that this property has restrictive covenants. A list of these is available upon request.

WH33248 1905220923130517625



**LOUNGE**  
22' 3" x 14' 4" (6.78m x 4.37m)

**CONSERVATORY**  
12' 2" x 10' 3" (3.71m x 3.12m)

**DINING ROOM**  
12' 7" x 11' 9" (3.84m x 3.58m)

**KITCHEN/BREAKFAST ROOM**  
13' 0" x 11' 4" (3.96m x 3.45m)

**UTILITY ROOM**  
7' 8" x 6' 2" (2.34m x 1.88m)

**OFFICE**  
16' 3" x 11' 2" (4.95m x 3.4m)

**MASTER BEDROOM**  
12' 6" x 11' 4" (3.81m x 3.45m)

**ENSUITE**  
6' 7" x 5' 9" (2.01m x 1.75m)

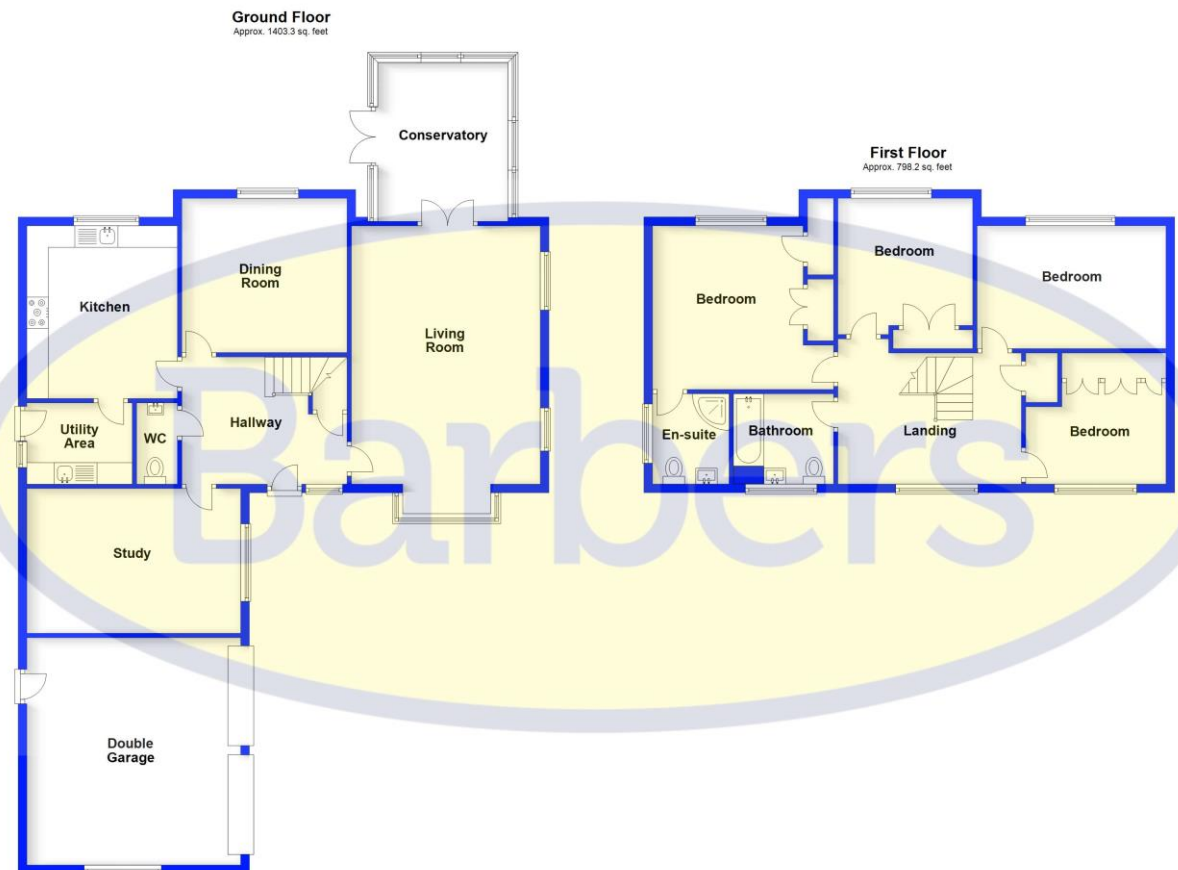
**BEDROOM TWO**  
10' 2" x 10' 1" (3.1m x 3.07m)  
excluding wardrobes

**BEDROOM THREE**  
14' 7" x 9' 5" (4.44m x 2.87m)

**BEDROOM FOUR**  
10' 8" x 7' 7" (3.25m x 2.31m)

**BATHROOM**  
7' 6" x 6' 6" (2.29m x 1.98m)

**GARAGE**  
17' 3" x 17' 2" (5.26m x 5.23m)



Total area: approx. 2201.5 sq. feet

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



**WHITCHURCH**  
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