



24 Village Road
Norton | Shropshire | TF11 9ED

FINE & COUNTRY

24 VILLAGE ROAD

A meticulously refurbished character property which has maintained numerous original features, while also benefitting from a superbly designed double extension which blends old and new effortlessly.



KEY FEATURES

The property also benefitting from substantial private lawned gardens, detached hobbies room / home office, and elevated sun terraces. Access to the property is via private driveway and there is an additional detached garage for storage and parking.

From the moment you step foot in to the property via the attractive oak beam porch, the property oozes class and style, with the bespoke fitted kitchen finished to the very highest possible standard and offering an array of integral appliances, attractive views across the terrace to the lawns, and of course the superbly modelled central island which gives the kitchen as a whole maximum versatility. The lounge benefits from feature fireplaces, exposed beams, LPG fire and a whole magnitude of further original details and features.

There is a discreet further dining area which is very charming and could of course be used for any number of purposes, while the newly extended section offers a triple aspect living space of the very highest calibre, with an abundance of natural light and of course multiple bi fold doors leading out onto the expansive sun terrace.

The first floor comprises of the primary bedroom with its exquisite views and stylish finish, which also benefits from a highly attractive en-suite bathroom styled and finished to an exemplary standard. The guest bedroom, and 2 further bedrooms, share the charming and highly presentable family bathroom, while outside the property you have an abundance of space, with the substantial sun terrace which links the gardens to the property seamlessly, while the abundance of lawns combined with the additional raised terrace makes for idyllic entertainment space.

The addition of the detached games room/home office which is conveniently positioned close to the house, finishes off the grounds perfectly, while you then have the private drive and detached garage accesses through a small gate which will be helpful if you have pets or young children running around, as it will keep them nice and safe. Viewing of this property really is highly recommended.



































INFORMATION

Services

Utilities: The property is understood to have oil central heating and mains electricity.

Council Tax Band: D

EPC Rating: D

Broadband and Mobile Coverage

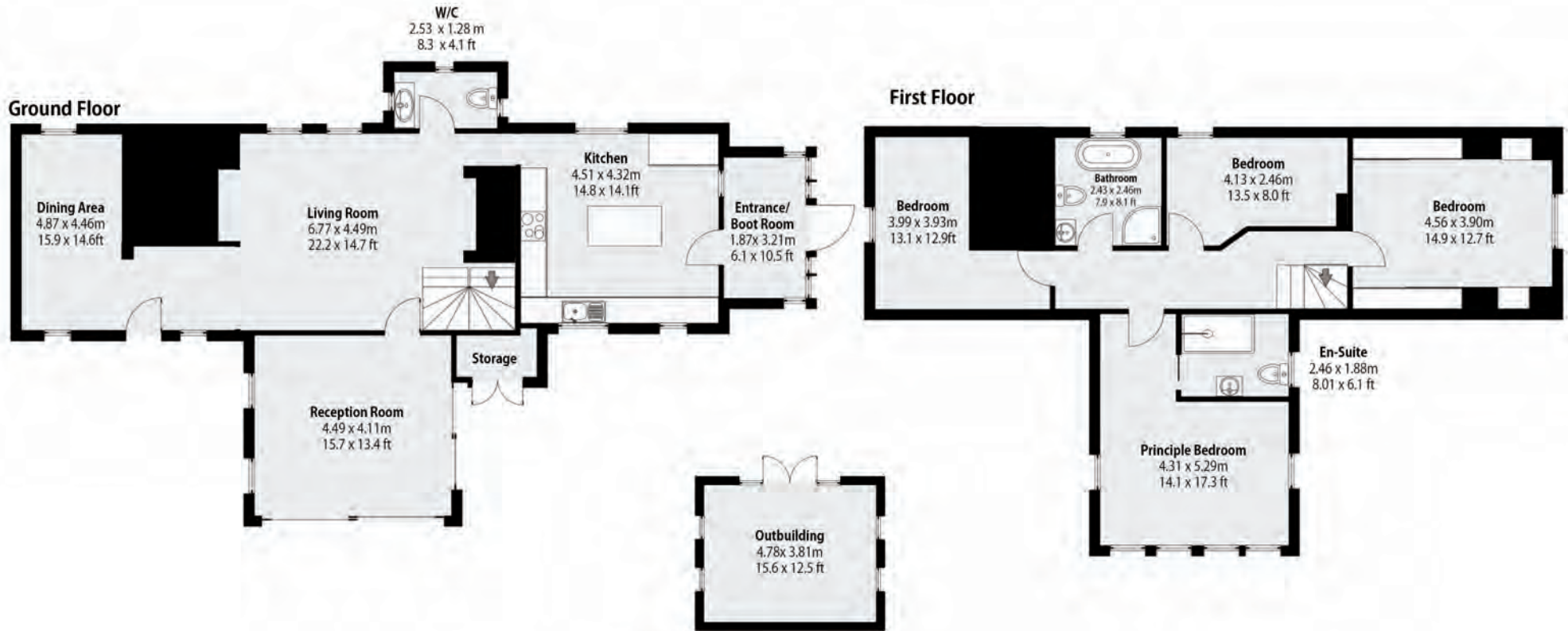
We suggest you contact your providers.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01952 780778.

Website

For more information visit <https://www.fineandcountry.co.uk/telford-estate-agents>



Main House Area: 200.9 m² | 2162.5 Sq Ft.
Outbuilding: 18.2m² | 195.9 Sq Ft.
Total Combined Area: 219.2m² | 2358.4 Sq Ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

Tenure: Freehold
 Council Tax Band: D



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 03.07.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



JULIAN AMOS

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Having grown up in Shropshire, I took my first job in property sales back in 1995, working for a niche estate agency in Shrewsbury called DBJ. I immediately knew I had found my calling in life, as I had a natural love for meeting new people, while thoroughly enjoying the fine art of presenting property at its very best. After two very successful years there, I went on to fine-tune my skills in the South East, gaining a distinction at Hove Business School. I then gained invaluable experience working for high-end estate agencies such as Hamptons International and Fox & Sons.

Much of my high-end property experience was gained working within the London prime market and the affluent Home Counties before my move back home. Having settled down and started a family, my wife and I started planning our move back up to Shropshire some time ago. In 2019, we took the plunge, relocating our young family to our newly acquired home in Market Drayton. Both our children are now schooled in Shrewsbury at Prestfelde, and I now find myself in the dream position of working on home soil, doing exactly what I love... selling luxury homes for fabulous clientele.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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