

FOR SALE

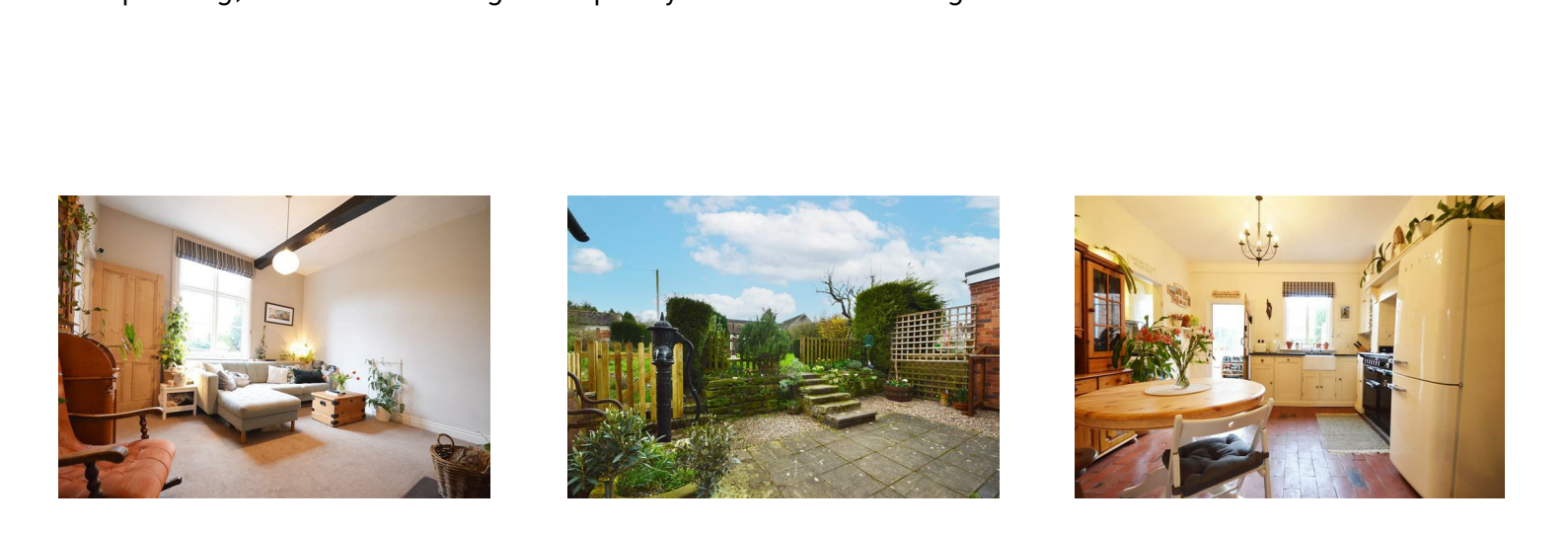
3 Model Cottages, Astley, Shrewsbury, SY4 4BW



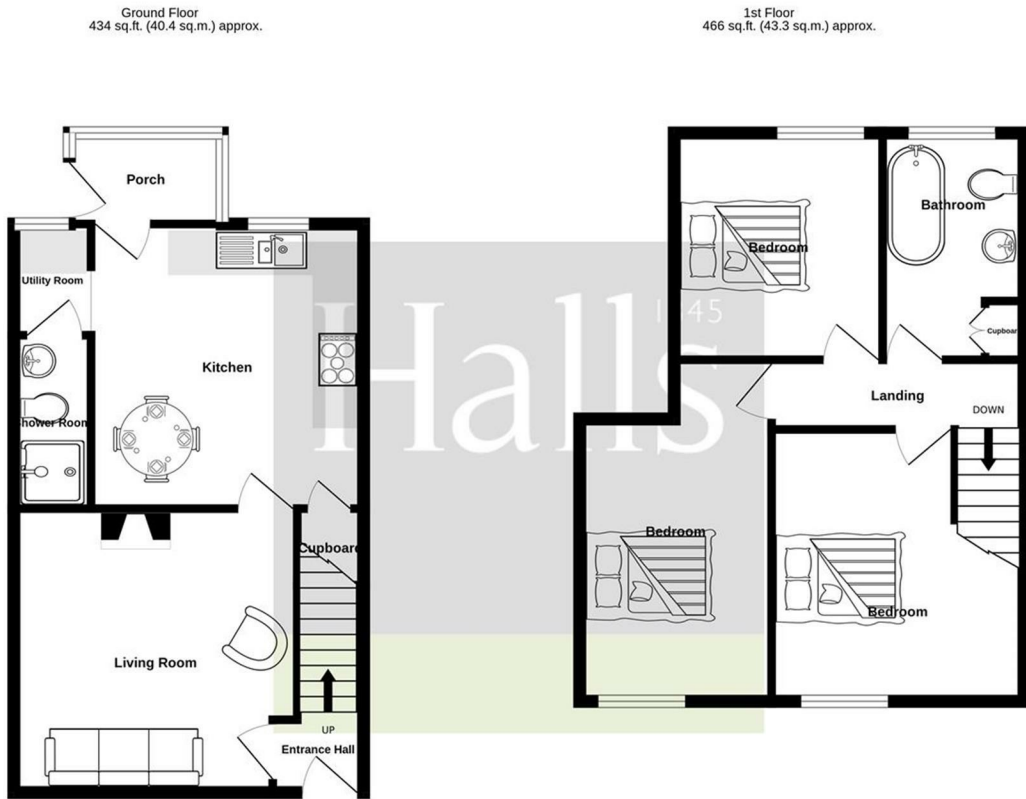
FOR SALE Offers In The Region Of £325,000

3 Model Cottages, Astley, Shrewsbury, SY4 4BW

A beautiful and tastefully refurbished village mews style cottage with a lovely garden, outhouse and parking, towards the fringe of a pretty conservation village.



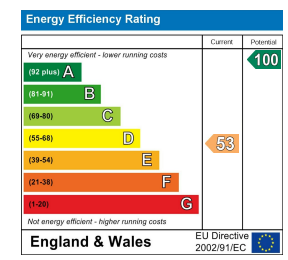
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TOTAL FLOOR AREA: 900 sq.ft. (83.7 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

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Energy Performance Rating



01743 236 444

Shrewsbury Sales 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ E: shrewsbury@hallsgb.com



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Mileages; Hadnall - 1.2 miles, Shrewsbury - 7.6 miles, Market Drayton - 15.4 miles, Telford - 16.2 miles (all distances are approximate)



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Popular village location
- Spacious accommodation
- Character throughout
- Generous gardens
- Useful outbuilding
- Off street parking for 2 vehicles

DESCRIPTION

This beautifully presented cottage, forms a mid terrace mews style Victorian home, which has been tastefully refurbished, whilst retaining a high level of charm and character, typical of its era and combining a contemporary living environment. The accommodation offers a bespoke decorative scheme, with well proportioned rooms and an abundance of features including period tiled flooring to the entrance hall, the living room provides distinctive fireplace with log burner. The kitchen diner is a lovely entertaining area with a traditional brick floor, tasteful range of kitchen units with granite worktop and an old range surround which incorporates a modern range cooker (available separately). There is ample space for a good sized dining table and then the room links through to the rear porch, which has good space for boots or dog bed. Leading off the kitchen there is also a particularly useful utility room with a separate guest cloaks/shower room, which incorporates modern fittings. On the first floor there are three double bedrooms, which are then served by a generous size bathroom, which includes a roll top bath with direct feed shower unit over.

Outside there is a useful parking space to the front, whilst there is a shared covered passageway, which leads to the rear of the property and includes a rather charming BBQ / outdoor dining area and a larger than average garden which has been carefully maintained. At the bottom of the garden is a very useful brick store and separate garden shed.

AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

PORCH

ENTRANCE HALL
With period tiled floor, staircase.

LIVING ROOM

12'11'0" x 12'11'0"
With beam to ceiling, fireplace with flagged hearth and recently fitted AGA LOG BURNER.

KITCHEN/DINER

13'0'0" x 11'11'0"
With brick floor, tasteful range of kitchen fittings to include GRANITE WORKTOP with built in Belfast sink and chrome mixer tap, selection of cream painted base and eye level cupboards including wine rack, tiled splash area, INTEGRATED HOT POINT DISH WASHING MACHINE, period range surround with over mantle and free standing dual fuel (gas and electric) MODERN RANGE COOKER with FIVE RING GAS TOP, GRILL AND TWO OVENS (available by separate negotiation). Space for up right refrigerator. Beam to ceiling, ample space for dining table. Useful under stairs pantry store.

UTILITY

With tiled floor, fitted granite effect worktop with tiled splash, space and plumbing for washing machine under, base cupboard, wall mounted Worcester combi gas fired central heating boiler.

GUEST CLOAKS/SHOWER ROOM

With tiled floor, corner tiled shower cubicle with wall mounted electric shower unit, period style high level WC with chrome fittings, pedestal wash hand basin, extractor fan.

REAR ENTRANCE PORCH

With half glazed surround.

FIRST FLOOR

With access to loft space.

BEDROOM 1

With exposed pine boarded floor, feature period cast iron fireplace with brick hearth.

BEDROOM 2

With stripped pine boarded floor.

BEDROOM 3

9'9'0" x 8'5'0"
With stripped pine boarded floor.

BATHROOM

9'8'0" x 6'6'0"
With tile effect vinyl floor covering, period style modern suite with chrome fittings including roll top bath with claw feet, mainly tiled walls above with wall mounted direct feed shower unit and splash screen, close coupled WC, pedestal wash hand basin with tiled splash, linen/storage cupboard.

OUTSIDE

To the front of the property is a mainly gravelled parking area for two vehicles. To the side a door gives access to a shared covered passageway, which leads to the rear of the property with a charming flagged/brick/gravelled BBQ/outside dining area. External cold water tap. Steps then rise to the main garden with stone walling flanking the steps and a herbaceous bed. A wicket gate leads onto a neatly maintained lawn which is enclosed either by fencing or hedges and has particularly well stocked borders incorporating a selection of shrubs and herbaceous plants together with a selection of apple trees. There is also a brick built outbuilding with mains power, lighting and internet, previously used as home office and currently utilised as a fitness room, plus a recently built garden shed.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale. The fitted carpets as laid and light fittings are included in the sale price.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating system. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Tel: 0844 448 1644 . Council Tax Band 'B'.

TENURE

Freehold although purchasers must make their own enquiries via their solicitor. Part of Bedroom 2 forms a Flying Freehold over part of the covered passageway.

VIEWINGS

Halls, Shrewsbury, Tel: 01743 236444.