



FOR SALE

Offers in the region of £595,000

Woodlands Cottage Wolverley, Wem, Shrewsbury, SY4 5NQ

A charming and spacious detached cottage with gardens, a range of outbuildings, garaging and a paddock all with wonderful countryside views.





- Beautiful rural location
- Spectacular countryside views
- Private gated driveway
- Landscaped Gardens
- Large outbuilding with separate access
- Paddock In all approx 0.86 acres

DIRECTIONS

From Ellesmere proceed south on the A528 Shrewsbury Road and immediately after leaving Ellesmere bear left onto the A495 Whitchurch Road. Continue to the village of Welshampton and in the centre of the village turn right onto the B5063 Wem Road. Continue along this road passing through the hamlet of Northwood and proceed for a further 0.7 of a mile and The Woodlands will be situated on your right hand side, identified by a Halls 'For Sale' board

SITUATION

Woodlands Cottage is situated in the quiet rural hamlet of Wolverley close to the North Shropshire towns of Wem (3 miles) and Ellesmere (7 miles), both of which, have an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury (15 miles) has a more comprehensive range of amenities of all kinds.

DESCRIPTION

Woodlands Cottage has a wealth of charm and has been sympathetically updated and extended over the years to provide excellent family accommodation, all set in a total area of approximately 0.86 acres. The property benefits from oil central heating and double glazing. The accommodation comprises reception hall, cloakroom, family room, sitting room, conservatory/garden room with en suite shower room, utility room, principal bedroom with en suite shower room, two further double bedrooms and a family bathroom. There is a detached double garage, private driveway, established landscaped gardens, storage shed, large outbuilding, and a paddock. The property occupies an enviable position.

ACCOMMODATION

RECEPTION HALL

With access to the family room one way and the sitting room to the other.

CLOAKROOM

With suite comprising low flush WC, wall mounted wash hand basin.

UTILITY ROOM

FAMILY ROOM

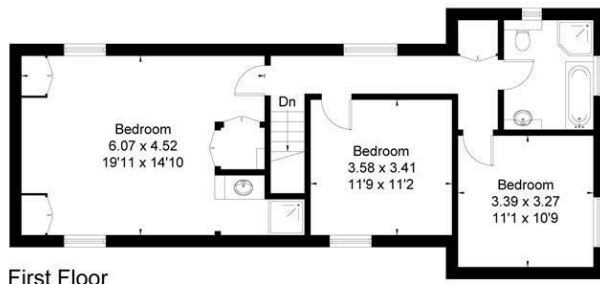
Spacious, light and bright room with windows to the front and side, sliding doors opening onto the side patio feature brick style fireplace.

SITTING ROOM

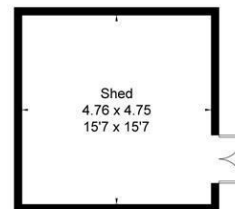
A charming room located just off the kitchen flowing through to the conservatory/garden room. From Sitting Room, a staircase rises to first floor landing.



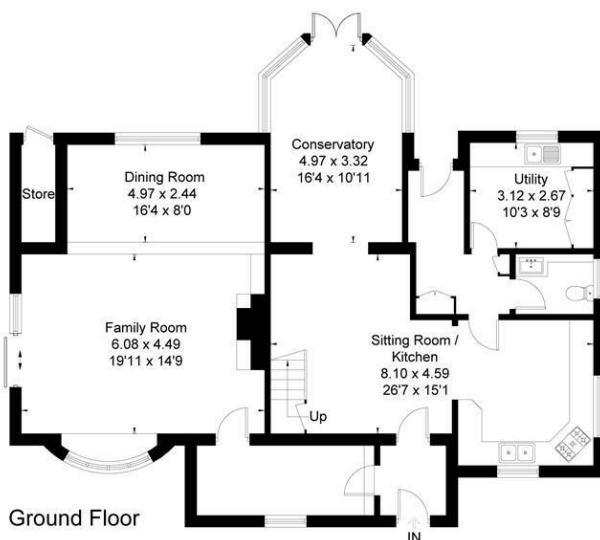
Approximate Floor Area = 193.8 sq m / 2086 sq ft
 Garage = 31.3 sq m / 337 sq ft
 Total = 225.1 sq m / 2423 sq ft (Excluding Store)



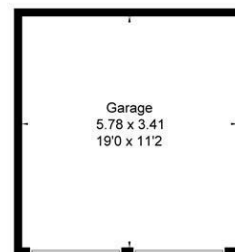
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #79153

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



DINING ROOM

With windows to the rear providing outlooks over the gardens.

KITCHEN

Attractively and comprehensively fitted with modern range of wooden fronted units incorporating one and a half bowl single drainer sink unit with mixer tap set into base cupboard, further range of matching base units comprising cupboards and drawers with round edge work surfaces over, built in dishwasher, double oven, induction hob, attractive tiled surrounds, matching range of eye level wall units, ceiling spotlights, oak floor and windows providing outlooks to front and side.

CONSERVATORY

Being of brick and sealed unit double glazed construction with polycarbonate roof, providing great views of the rear gardens.

PRINCIPAL BEDROOM

Pleasant light room with windows to front and side providing outlooks over adjoining countryside, excellent range of built in bedroom furniture.

ENSUITE SHOWER ROOM

BEDROOM TWO

With windows to the front offering lovely countryside views.

BEDROOM THREE

With window overlooking the side providing pleasant outlooks over adjoining countryside.

FAMILY BATHROOM

Fitted with suite comprising wooden panelled bath with mixer taps, separate shower cubicle, wash hand basin, low flush WC suite, decorative tiled surrounds.



OUTSIDE

The property has access over two driveways, one block paved that leads to the house and provides parking for several cars and leading to the detached double garage with up and over door. The other driveway leads to the large outbuilding perfect for storage or potentially to run a business from. There is paddocks/further gardens here.

THE GARDENS

The gardens surrounding the house are a particular feature of the property being laid mainly to lawn to the side and rear and are extremely well established with well stocked floral borders and specimen trees.

The rear garden has a paved patio area with steps leading up to an ornamental garden pond and further lawned area. To the rear of the double garage is a good size storage shed. There is pedestrian access from the gardens to the large outbuilding.

AGENTS NOTE

Prospective purchasers should be aware that the property is sold subject to grant of probate.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains electricity, Oil fired Central Heating, Sewage and Rain Water on Private System. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.



COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.
Tel: 01743 236444. Email: shrewsbury@hallsgb.com

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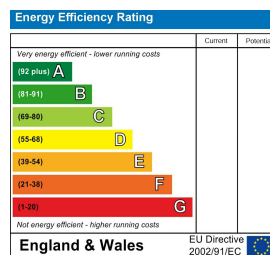
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

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