

FOR SALE

8 Montford Bridge, Shrewsbury, SY4 1EB



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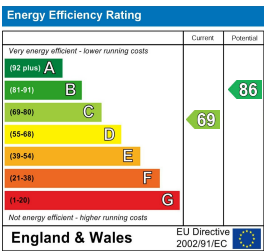
Offers in the region of £229,500

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



An attractively appointed and improved mature semi-detached cottage, offering well proportioned rooms and character features, set with parking and south facing gardens in this most popular village locality.



01743 236444

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



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MILEAGES: Shrewsbury 4.4 miles, Telford 21.5 miles. All mileages are approximate.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Popular and convenient location
- Well proportioned rooms
- Character features
- Off-street parking
- Attractive gardens
- Detached workshop

DIRECTIONS
From Shrewsbury at the Shelton traffic lights take the Holyhead Road B4380. Travel past Bicton and on approaching Montford Bridge, the property will be seen on the left hand side before you reach the Wingfield Arms public house.

SITUATION
The property is situated on the fringe of the popular village of Montford Bridge, only a short drive from the county town of Shrewsbury, whilst having access to open countryside and a number of beautiful riverside walks. The local primary school is at Bicton, whilst Shrewsbury itself offers a fantastic selection of schools for all age groups and provides a vibrant shopping centre, range of leisure and social facilities, together with a rail service.

DESCRIPTION
8 Montford Bridge is a charming mature semi-detached cottage, which provides a lovely blend of character features and modern living. The ground floor provides a spacious living room with feature fireplace. The kitchen diner is located to the rear and contains a modern range of units and has double doors out to the garden. Also to the ground floor is a useful utility/WC. To the first floor, there are two bedrooms which are served by the bathroom. Outside, there is off-street parking for circa two vehicles located to the rear. The gardens are a most attractive feature providing neatly maintained lawns and a raised decked sun terrace.

ACCOMMODATION
Panelled part glazed entrance door leads into:-

LIVING ROOM
With beautiful fireplace housing a log burning stove. Beamed ceiling, door to inner hall:-

KITCHEN DINER
Ceiling downlighters, tiled floor and providing modern eye and base level gloss storage units comprising cupboards and drawers with worksurface area over and incorporating a stainless steel sink unit and drainer with mixer tap, tiled splash, space for fridge freezer, integral Lemona electric oven and grill with four ring stainless steel hob unit over and fitted extractor hood. Twin glazed french doors to rear garden. Part glazed UPVC door to side of property and door to:-

UTILITY/WC
Ceiling downlighters, extractor fan, tiled floor, low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under, fitted worktop with space and plumbing for washing machine under, twin eye level fitted storage cupboards.

INNER HALL
With staircase to first floor, built in understairs storage cupboard.

FIRST FLOOR LANDING
With access to loft space and doors off and to:-

BEDROOM ONE
With deep built in wardrobe.

BEDROOM TWO

BATHROOM
Providing a coloured suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over. Part tiled walls.

OUTSIDE
The property offers off-street parking located to the rear with space for circa two vehicles.

THE GARDENS
To the side of the property is a useful concreted courtyard which offers a private seating area, with room for potted plants whilst also giving access to:-

LARGE WORKSHOP
With part glazed UPVC entrance door, power and light points.

THE REAR GARDENS
The majority of the gardens are positioned to the rear and are a most attractive feature, offering neatly maintained lawns with a raised decked sun terrace entertaining area, ideal for Alfresco dining and seating. External cold water tap.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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

TENURE
Freehold. Purchasers must confirm via their solicitor.

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

COUNCIL TAX
The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.