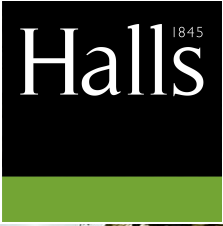
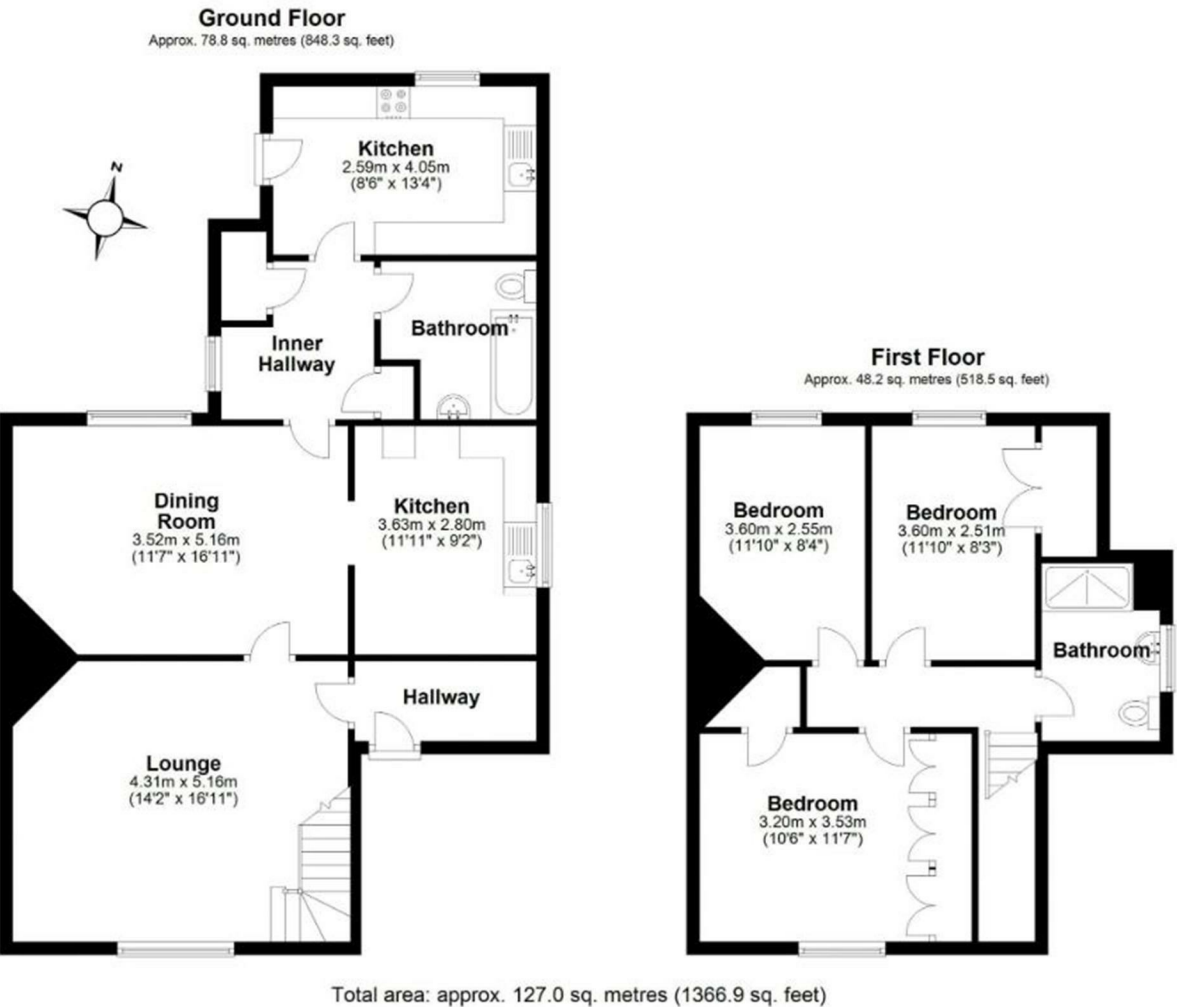


FOR SALE

9 The Buck Sheinton, Cressage, Shrewsbury, SY5 6DJ



FOR SALE

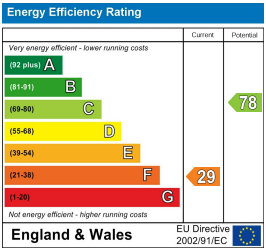
Offers in the region of £350,000

9 The Buck Sheinton, Cressage, Shrewsbury, SY5 6DJ

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



This spacious 3 double bedroom cottage is situated in a beautiful rural setting with amazing views towards The Wrekin.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Stunning Views
- Total ft² - 1346
- 3 Double Bedrooms
- Scope to Modernise
- Garage/Workshop
- Rural Location

DESCRIPTION
This three-bedroom end-of-terrace property boasts over 1300sqft of living space, and benefits from a large garage/workshop at the end of the garden. Situated in a rural setting, enjoying uninterrupted views over fields towards The Wrekin, the property embodies peace and tranquillity, yet is within easy reach of the major towns of Shrewsbury and Telford. Internally, the property is full of character, and whilst some cosmetic updating is required, you will be able to add your own stamp on this beautiful home.

LOCATION
Sheinton is a rural hamlet and is only a couple of miles from the historic and thriving market town of Much Wenlock which is easily accessible, whilst the property is also well placed for access to a number of commercial centres including the county town of Shrewsbury which has an excellent range of social and leisure facilities together with a rail service. Access is also easily gained to Telford and thereon to the West Midlands.

ROOMS

GROUND FLOOR:

ENTRANCE HALL
With door leading to the lounge

LOUNGE
A bright and spacious reception room with door leading to the dining room and stairs ascending to the first floor.

DINING ROOM
A further well-proportioned reception room with aspects over the rear courtyard.

SECOND KITCHEN/UTILITY ROOM
Situated off the dining room, the former kitchen is now used as a large utility room, with a sink and wide range of wall and base units for storage.

INNER HALLWAY
With seating area and storage cupboards that could be utilised to create a study.

BATHROOM
Three-piece suite comprising bath, wash-hand basin and W.C.

MAIN KITCHEN
Situated at the rear of the property, with a range of wall and base units, sink with drainer, cooker, and providing external access to the rear courtyard

FIRST FLOOR

BEDROOM 1
A double bedroom with built-in wardrobes and views to the front elevation.

BEDROOM 2
A further double bedroom with views to the rear elevation.

BEDROOM 3
A further double bedroom with views to the rear elevation.

SHOWER ROOM
A White three-piece suite comprising shower, wash-hand basin and W.C.

EXTERNAL

FRONT ELEVATION
A good size garden which is mainly laid to lawn and with a driveway providing access to the parking area/garage running alongside the property.

REAR ELEVATION
A private rear garden with separate courtyard area and a useful garage/workshop.

LOCAL AUTHORITY
Shropshire Council

COUNCIL TAX
Council Tax Band D.

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

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.