



Roger
Parry
& Partners

The Beeches, Westbury, Shrewsbury, SY5
9QX



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Offers In The Region Of £400,000

The Beeches is an attractive 4/5 bedroom house, sitting on a large plot, in the Shropshire village of Westbury, 8.7 m from the market town of Shrewsbury. The property requires internal modernisation but has recently undergone external improvements including the replacement of all windows in the last 6 years.



ACCOMODATION

The property briefly comprises an entrance hall, a living room, a dining room/snug, a kitchen, four double bedrooms, a fifth single bedroom/study, a family bathroom and a large cellar. The property requires modernisation internally although benefits from a modern gas fired central heating system, wooden frame double glazing throughout the property (installed 6 years ago) and benefits from mains drainage.

ENTRANCE HALLWAY

Hard wood front door with carpet flooring and an attractive oak staircase giving access to first floor. Under stair doorway gives access to the cellar, there is a telephone point and one radiator.

LIVING ROOM

15'1" x 16'4" (4.6 x 4.98)

Stripped oak floor with two front aspect, wooden frame, double glazed windows, an open fire and two radiators.

DINING ROOM/SNUG

14'9" x 10'3" (4.5 x 3.12)

Carpet flooring with a front aspect, wooden frame, double glazed window, an open fireplace, one radiator and a pantry cupboard with its own half sized window.

KITCHEN/BREAKFAST ROOM

5'9" x 13'3" (1.75 x 4.04)

Linoleum flooring with a rear aspect uPVC double glazed window, a composite side door, wall and base units as well as one radiator.

STAIRS TO:**BEDROOM ONE**

15'10" x 16'5" (4.83 x 5)

Large double bedroom with two front aspect, wooden frame, double glazed windows, carpet flooring, a feature fireplace and one radiator.

BEDROOM TWO

8'4" max x 19'9" (2.54 max x 6.02)

Double bedroom with a front aspect, wooden frame, double glazed window, carpet flooring and one radiator.

BATHROOM

6'4" x 8'3" (1.93 x 2.51)

Carpet flooring with two side aspect, wooden frame, double glazed windows, a built-in bath, a pedestal sink, w.c and a storage cupboard. There is one radiator.

STAIRS TO**BEDROOM THREE**

15'2" x 14'8" (4.62 x 4.47)

Double bedroom with a front aspect, wooden frame, double glazed, dormer window with impressive views of the surrounding countryside and exposed floorboards.

BEDROOM FOUR

15'2" x 10'4" (4.62 x 3.15)

Double bedroom with a front aspect, wooden frame, double glazed, dormer window with impressive views of the surrounding countryside, a rear aspect skylight, carpet flooring and one radiator.

BEDROOM FIVE/STUDY

7'2" x 8'5" (2.18 x 2.57)

Single bedroom/study with a front aspect, wooden frame, double glazed, dormer window, linoleum flooring and one radiator.

CELLAR

22'10" x 10'2" (6.96 x 3.1)

Large cellar, split into two rooms by a doorway, with lighting on the stairs.

OUTSIDE

The plot is just over half an acre and comprises landscaped gardens and a large open lawn. With a south Easterly aspect, the garden receives the sun for most of the day and is in an excellent position for private growing. There are several outbuildings including a large brick-built shed, a brick-built pig-sty, a wooden shed and a greenhouse. To the front of the property, a gravelled driveway offers gated parking for several cars.

SERVICES

Mains Gas

Mains Water

Mains Drainage

Mains Electricity

Council tax band - D

Tenure - Freehold

LOCATION

Westbury is an attractive village 8.8 miles West of the historic market town of Shrewsbury. The community benefits from a number of amenities including a local public house, a medical centre, and a church. Nearby transport links include the B4386 for routes towards Shrewsbury and the nearby A458 for routes towards Welshpool. The area is known for its attractive countryside and offers many easily accessible walking routes and bridleways.

DIRECTIONS

From Shrewsbury take the B4386 (Montgomery Road) West continuing for nine miles until you reach the village of Westbury. Before reaching the Red Lion pub take the right-hand turn onto Station Road, then take the next left continuing onto the crescent. The property is on your left after approximately 100 meters.

Floor Plan
(not to scale - for identification purposes only)



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

General Services:

Local Authority:

Council Tax Band: D

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
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