



Roger  
Parry  
& Partners

11 St. Eatas Lane, Atcham, Shrewsbury, SY5  
6QA



11 St. Eatas Lane, Atcham, Shrewsbury, SY5 6QA  
Offers In The Region Of £320,000

Located on a private cul-de-sac, this three bedroom detached house benefits from spectacular rear views of the Wrekin and is located within the attractive village of Atcham, 4.5 miles South-East of Shrewsbury, noted for the Attingham Park Estate.



**ACCOMODATION**

Briefly comprises an entrance hallway, lounge, separate dining room, uPVC double glazed conservatory, kitchen, first floor landing, two double bedrooms, a single bedroom and a family bathroom. There is uPVC double glazing throughout and electric heating.

**THE PROPERTY**

Located on a quiet cul-de-sac in the popular village of Atcham, 11 St. Eatas Lane is an attractive three bedroom detached house with stunning rear views of the local countryside, and towards The Wrekin. The property has been well maintained and benefits from a stone driveway, with room for two cars, and a garage with ample storage space. To the rear of the property are incredible views over fields and immediate to the property are paths for walking and the National Trust's renowned Attingham Park Estate, with miles of walking routes and a working farm for children to visit. The property is also nearby to the B4380 providing access to motorway links and is on a local bus route.

**ENTRANCE HALL**

Carpet flooring, recessed spotlights, electric storage heater.

**LOUNGE**

13'9" x 13'3" (4.19 x 4.04)

Front aspect window, coal effect electric fire set in a stone style fire surround with a marble style hearth, TV point, storage heater.

**ACCOMODATION.**

Briefly comprising an entrance hallway, lounge, separate dining area, kitchen, conservatory, three bedrooms and a family bathroom. The property has uPVC double glazing throughout, including a fully glazed uPVC conservatory to the rear. There are electric storage heaters throughout the property.

**DINING ROOM**

10'5" x 8'3" (3.18 x 2.51)

Carpet flooring, access to conservatory via sliding patio doors, access to kitchen via doorway.

**KITCHEN**

10'5" x 8'4" (3.18 x 2.54)

Vinyl tile effect flooring, fitted base and eye-level units, integrated electric oven, four ring ceramic hob with a concealed extractor hood, an inset one and a half bowl black resin sink with mixer tap, glazed uPVC side door to parking area.

**CONSERVATORY**

11'11" x 8'6" (3.63 x 2.59)

Fully glazed uPVC conservatory with a tiled floor. French doors into garden, fitted ceiling fan, electric points with USB sockets, spectacular rear views.

Stair to:

**FIRST FLOOR LANDING**

Carpet flooring, side aspect window, loft access, airing cupboard.

**BEDROOM ONE**

13'9" x 9'11" (4.19 x 3.02)

Carpet flooring, front aspect window, fitted wardrobe, storage heater

**BEDROOM TWO**

9'3" x 8'11" (2.82 x 2.72)

Carpet flooring, rear aspect window with impressive countryside views towards the Wrekin, built-in wardrobe, electric storage heater

**BEDROOM THREE**

7'10" x 6'5" (2.39 x 1.96)

Single bedroom, carpet flooring, storage heater, rear aspect window with impressive countryside views towards the Wrekin.

**FAMILY BATHROOM**

Re-fitted bathroom with Vinyl flooring and a front aspect frosted window, a fitted bath including timber panelling, wall mounted mixer shower, glazed shower screen, low flush WC, pedestal wash hand basin, heated stainless-steel towel rail, extractor fan to ceiling.

**OUTSIDE**

Located on a private cul-de-sac, within an exclusive development, the property holds an extremely quiet position, and is not overlooked from the front. There is a front garden with a paved walkway and flowering beds, with a generous stone driveway to the side of the property, leading to the garage, with room to park two cars. The rear garden has dramatic views towards the Wrekin, and of surrounding countryside. The garden is laid to lawn and surrounded by a number of herbaceous borders, with paved patio to the immediate rear of the property. A timber garden shed allows for storage and there is an outside tap and lighting.

**GARAGE**

17'2" x 8'2" (5.23 x 2.49)

Manually operated up and over door, power, light, pedestrian side door.

**SERVICES**

Mains water

Mains drainage

Mains electricity

Council tax band: D

Tenure: Freehold

**LOCATION**

Atcham is an attractive village 4.5 miles South-East of the historic market town of Shrewsbury. Local amenities include a Church, The Myton and Mermaid public house and, the highly popular, Attingham Park Estate, a National Trust estate with miles of walking routes, events and a working farm for children to visit. There is also the nearby Love to Stay site with a multitude of activities including a gym, cafe, assault course and beach. Local transport links including the A5 and the M54 are all within a short drive of the property.

**DIRECTIONS:**

From Shrewsbury take the A5064 South and, upon reaching the A5 roundabout, take the B4380 signposted Atcham. After passing the Mytton and Mermaid hotel, take a right hand turn onto Malthouse Lane, continuing on this road until it bends to the left becoming St. Eatas lane. Continue until there is a sharp left and the property is on your right hand side.

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

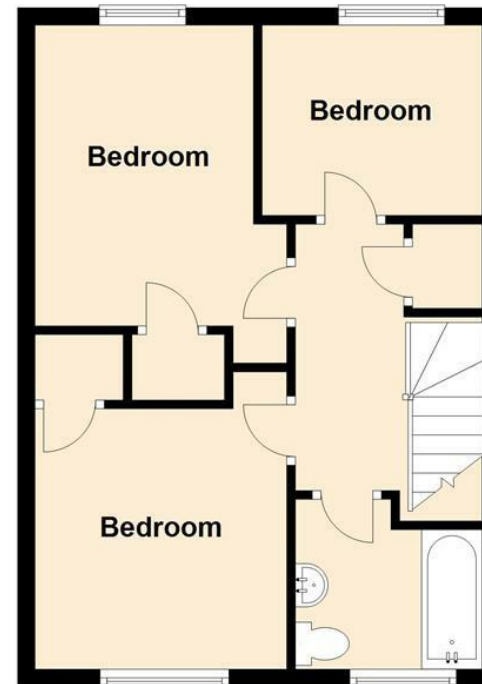
**Ground Floor**

Approx. 49.9 sq. metres (537.5 sq. feet)



**First Floor**

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 88.4 sq. metres (951.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205

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Plan produced using PlanUp.

## General Services:

**Local Authority:** Shropshire County Council

**Council Tax Band:** D

**EPC Rating:** D

**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:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343



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