



Roger
Parry
& Partners

6 The Heighways, Cound, Shrewsbury, SY5 6AR



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Guide Price £450,000

A spacious four-bedroom detached house surrounded by countryside in the popular village of Cound. The property benefits from solar panels which generate around £2000 per year.



A spacious, four-bedroom, detached house situated on a small select development in the popular village of Cound. The property benefits from solar panels, impressive countryside views, and is located 6 miles from the county town of Shrewsbury.

ACCOMMODATION COMPRISING:

The Entrance Hall has a solid wood floor and stairs rising to the first floor. From the hall there is access to the Kitchen, Sitting room and Shower room. The Sitting room has a log burner and wooden fire surround. There are large windows to the front and back, a solid wood floor and door to the office and an arch to the dining room. The Dining room has a solid wood floor and a large window as well as arch to the Sitting room. The Kitchen has fitted solid wood units, a large window, laminate flooring, a door to the utility, hall, and dining room. From the sitting room there is a room currently used as a playroom which could be an office. The utility room has fitted units, back door to the garden, coat cupboard and larder. There is also a downstairs shower room with electric shower.

The main bedroom has a large window and a fitted wardrobe. There is another large double bedroom with large window and views to the surrounding countryside as well as two further bedrooms. There is a newly fitted family bathroom with a Burlington loo and basin, shower over bath and porcelain floor.

To the front the property benefits from a tarmac driveway leading to a single garage with up and over door. From the driveway a paved pathway bordered by lawn leads to the front door. Side access leads to a substantially sized garden with paved patio area and lawn. The garden is enclosed with fencing and to the rear is bordered by open fields. There is a gate providing access to the surrounding countryside. There is a fenced chicken area. The property benefits from solar panels which provides an income of around £2000 per year.

AREA

6 The Heighways is Ideally situated in the attractive village of Cound with the historic Norman stone-built St. Peter's Church, a thriving tennis club and cricket club. The recently refurbished Village Hall provides a lovely venue for a range and community events and is available for hire. There is direct access to a range of country walks including one to the renown Riverside Inn. The recently refurbished and flourishing Riverside Inn is just 0.8 miles away standing on the banks of the river Severn. Cound was recently voted one of the most desirable villages to live in Britain (Telegraph Jan 2023).

Locally, there is a post office and village shop at Cross Houses and the nearby historic market town of Much Wenlock is just five miles away and provides an excellent selection of individual shops, public houses, sports facilities and restaurants. The county town of Shrewsbury is just six miles away with its extensive range of shopping and leisure facilities and is noted for its exceptional schools both within the state and independent sectors including Prestfelde School, Shrewsbury High School, and Shrewsbury School.

The house is well placed for easy access to the A5/M54 commuting to Telford, Birmingham

and other Midland business centres. There is also mainline rail service from Shrewsbury to London and a fast service to London Euston from Stafford railway station with a journey time of just 1hr 18 minutes.

The regions International Airports include Birmingham, Manchester, and Liverpool. All distances and travel times are approximate.

SERVICES:

We are advised that there are mains electrics and mains water. There is private drainage via a septic tank and oil-fired central heating. The property benefits from solar panels which provides an income of around £2000 per year.

TENURE:

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

EPC RATING:

Band C

COUNCIL TAX BAND:

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

REFERRAL SERVICES:

Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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.

FIXTURES AND FITTINGS:

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

AGENTS NOTE:

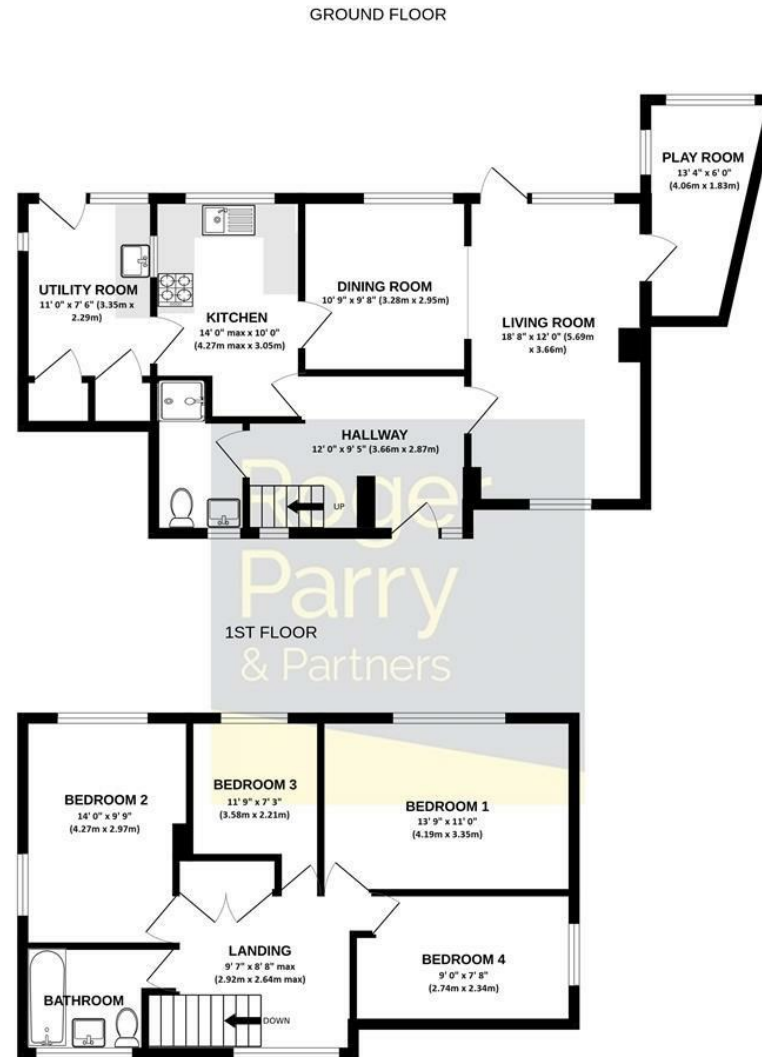
Please note the property is owned by an employee of Roger Parry and Partners.

DIRECTIONS:

From Shrewsbury take the A458 towards Much Wenlock. After passing through Cross Houses , after around 1.5 miles take the right turning signposted for Cound. Continue along this lane, over the white bridge and keep right. The Heighways is on the left before Upper Cound village and No.6 is second from the end.

Floor Plan

(not to scale - for identification purposes only)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority: Shropshire County Council

Council Tax Band: E

EPC Rating: C

Tenure: Freehold

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Directions:

From Shrewsbury take the A458 towards Much Wenlock. After passing through Cross Houses, after around 1.5 miles take the right turning signposted for Count. Continue along this lane, over the white bridge and keep right. The Highways is on the left before Upper Count village and No.6 is second from the end.

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

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.