





**The Yews Montford Bridge, Shrewsbury, SY4 1EB
Offers In The Region Of £525,000**

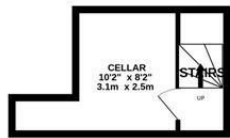
A substantial detached period property dating from the late Georgian early Victorian period. Offering extensive accommodation briefing comprising: entrance porch leading to entrance hall, boot room, utility room and downstairs W/C, kitchen/ breakfast room leads through to family seating area and on into dining area, leading into snug with Inglenook fireplace and log burner. Central hallway gives access to further ground floor accommodation consisting of: sitting room with feature fireplace and log burner, study and tanked cellar providing useful storage. On the first floor there is an upstairs sitting room which leads through to the master bedroom suite with separate dressing area and walk in wardrobe together with ensuite shower room. Three further good-sized bedrooms and family bathroom. The property has the benefit of oil central heating, wood double glazing to most windows and large attached double carport with further off-road parking to the front. Good sized gardens are situated to the rear of the property overlooking fields with large patio areas inset. The property is conveniently located within a few minutes' drive from Shrewsbury with local amenities including small supermarket and garage at Bicton and pub in Montford Bridge itself. The property oozes character throughout and during its lifespan has been a former farmhouse and public house. Internal inspection is highly recommended to appreciate the extensive accommodation and period features on offer.



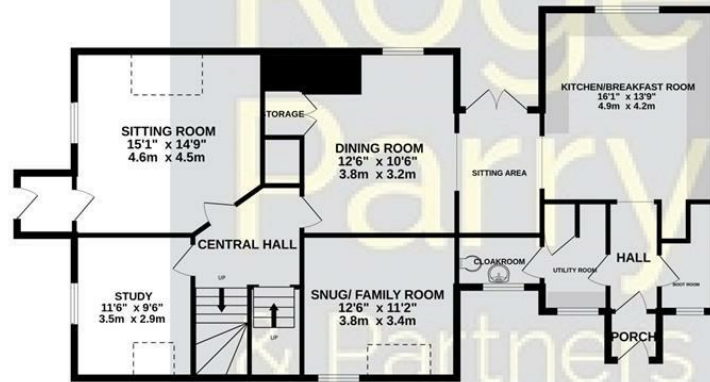


Floor Plan (not to scale - for identification purposes only)

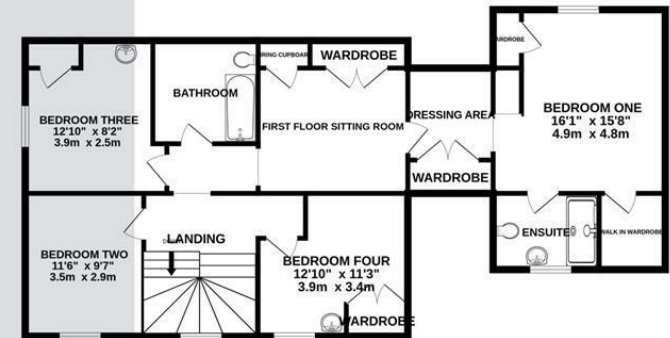
BASEMENT
129 sq.ft. (12.0 sq.m.) approx.



GROUND FLOOR
1280 sq.ft. (118.9 sq.m.) approx.



1ST FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



TOTAL FLOOR AREA : 2631 sq.ft. (244.4 sq.m.) approx.

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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Porch

4'5" x 2'11" (1.35m x 0.91m)

Entrance Hall

10'0" x 4'5" (3.05m x 1.37m)

With ceramic tiled flooring, radiator, exposed brickwork, recessed lighting points.

Boot Room

6'5 x 5'3 (1.96m x 1.60m)

With ceramic tiled flooring, radiator, power and lighting points, oil fired boiler supply, domestic water and central heating, wooden framed double-glazed window to the front.

Utility

6'7 x 5'3 (2.01m x 1.60m)

With laminate work surface with space under for washing machine and tumble dryer with tiled splash above, recessed area suitable for upright fridge freezer, built in cupboard with shelving, ceramic tiled flooring, recessed spotlights, double glazed window to front.

Downstairs W/C

White suite comprising W/C, wall mounted wash hand basin with tiled splash, radiator, ceramic tiled flooring, recessed spotlight with extractor fan and wood framed double-glazed window to the front.

Kitchen/ Breakfast area

16'8 x 13'8 (5.08m x 4.17m)

With extensive range of units comprising double bowl Belfast style sink set into granite work surfaces, extending to three wall sections with extensive range of cupboards and drawers under, built in dishwasher, built in wine rack and electric heater, matching granite splashback and extensive range of eye level cupboards above, matching central Island unit / breakfast bar, with further range of drawers below, ceramic tiled flooring, range of recess spotlights, power points, and built in speakers, recess suitable for an America style fridge/freezer, Inglenook style recess with cooking range in set with extractor hood, lighting point and tiled splash above, large wood framed double glazed window overlooking gardens to the rear with further window to the side.

Family Sitting Area

11'11 x 9'0 (3.63m x 2.74m)

With ceramic tiled flooring, recessed spotlights, double French doors with double glazing leading to the rear gardens.

Dining Room

12'9 x 10'8 (3.89m x 3.25m)

With brick paved flooring, range of recessed spotlights and built in speakers, two radiators, two wall light points, wood framed double-glazed window overlooking the gardens with built-in seating and storage unit under, full length built-in cupboard with original doors and shelving.

Snug

12'4 x 11'3 (3.76m x 3.43m)

With brick-built Inglenook fireplace with feature beam, Quarry tiled hearth and built in log burner. Built-in full-length storage cupboard to one side, radiator, power and lighting points, TV aerial socket, feature beams to ceiling, wood framed double glazed windows to the front and side.

Inner Hallway

With double radiator, featured beams and lighting point, giving access to further ground floor accommodation comprising:

Sitting Room

15'2" x 14'10" (4.62m x 4.52m)

With large inglenook fireplace with raised Quarry tiled hearth, and built in log burner, alcoves to either side, exposed timbers, original cast iron window to the side with original shutters and former front door leading to small enclosed porch, three wall light points, radiator.

Study

11'3 x 9'7 (3.43m x 2.92m)

With original cast iron fireplace set to one corner, exposed brickwork to one wall, featured beams, double radiator, power and lighting points, wood framed double glazed window to the side.

Tanked Cellar

With power and lighting points, radiator, providing good storage area with recess suitable for wine rack and further arched storage area beyond, wood effect vinyl floor covering.

From Inner Hallway

Original oak staircase with half landing and double-glazed window to the front, leads to the first floor.

Landing

10'8 x 3'6 (3.25m x 1.07m)

With original stripped oak flooring, range of lighting points, double power point, landing gives access to bedroom accommodation, comprising archway leads through to:

Master Bedroom Suite Comprising**Sitting Area**

12'8 x 7'10 (3.86m x 2.39m)

With radiator, exposed wooden floors, built in airing cupboard with, further large built in double wardrobe alongside, central lighting point and power points, sitting area leads through to:

Dressing Area

8'3 x 7'1 (2.51m x 2.16m)

With further built in double wardrobe, power and lighting points, double glazed sky light to the rear, dressing areas leads through into:

Bedroom One

18'0 x 16'0 (5.49m x 4.88m)

With radiator, range of recessed spotlights and power points, built in storage cupboard, further recess with built in cupboard with double power point, wood framed window to the rear overlooking the gardens with views over fields beyond.

Walk in wardrobe

With hanging rail, lighting point and access to roof space, wall mounted electric fan heater, bedroom also gives access to:

Ensuite Shower Room

8'10 x 6'7 (2.69m x 2.01m)

Fitted modern suite comprising one large walk in shower, with double shower head and extractor, and light above, wall mounted vanity wash hand basin with mirror and lighting unit above, W/C, ceramic tiled flooring, range of recess spotlights, ladder style radiator, wood framed double glazed opaque window to the front.

Bedroom Two

11'6 x 9'8 (3.51m x 2.95m)

With fireplace, radiator, power and lighting points, original cast iron set to one wall, wood framed double glazed window to the front.

Bedroom Three

12'9 x 10 (3.89m x 3.05m)

With radiator, built in vanity wash hand basin with mirror and lighting unit above and storage cupboard below, built in wardrobe with hanging rail and top shelf, wood framed double-glazed window to the side, access to roof space.

Bedroom Four

12'8 x 11'4 (3.86m x 3.45m)

With radiator, power and lighting point, exposed timbers, built in vanity wash hand basin with mirror and lighting point above and storage cupboard below, built in double wardrobe with hanging rail and top shelf, access to roof space, wood framed double glazed windows to the front and side.

Family Bathroom

9'0 x 7'3 (2.74m x 2.21m)

Fitted with modern suite comprising one panelled bath with shower attachment, walk in shower with glazed panels and fitted Triton electric shower unit, vanity wash basin with mirror and shaver socket above and built in double cupboard below, W/C, wood framed double glazed opaque glass window to the side, chrome ladder style radiator, recess spotlights, extractor fan, ceramic tiled flooring.

Outside

The property is approached over a shared driveway, which gives access to two neighbouring properties, leading to a large double carport situated to the side of the property with brick paved flooring and outside water tap, outside power point and lighting point, front gardens laid to gravelled areas, providing further off road parking with gravelled pathway extending down the side of the property, giving access to the former front door and leading around to the rear. From French doors of family area out onto large gravelled area, with two built in paved patios, and large rockery set to one side, and pergola, range of outside lighting, good sized lawns extending, with variety of trees and shrubs inset, outside power point, log store, two small timber felt garden stores, further brick built former privy, Timber constructed covered seating area with decking set to one corner, gardens are enclosed by a variety of mature hedging and close wood fencing.

Carport

21'0 x 18'0 (6.40m x 5.49m)

General Notes**TENURE**

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

SERVICES

We are advised that mains electric, water and drainage services are connected. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquires. Flood risk; Low. Broadband Download Speed: Basic 20 Mbps & Superfast 80 Mbps. Mobile Service: Likely. Information provided by ofcom. We would recommend this is verified during pre-contract enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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



Local Authority: Shropshire Council

Council Tax Band: F

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:

From Shrewsbury take the B4380 (old A5) continue through Bicton and as you descend down the bank into Montford Bridge, The Yews is situated on the left-hand side indicated by the sale sign.

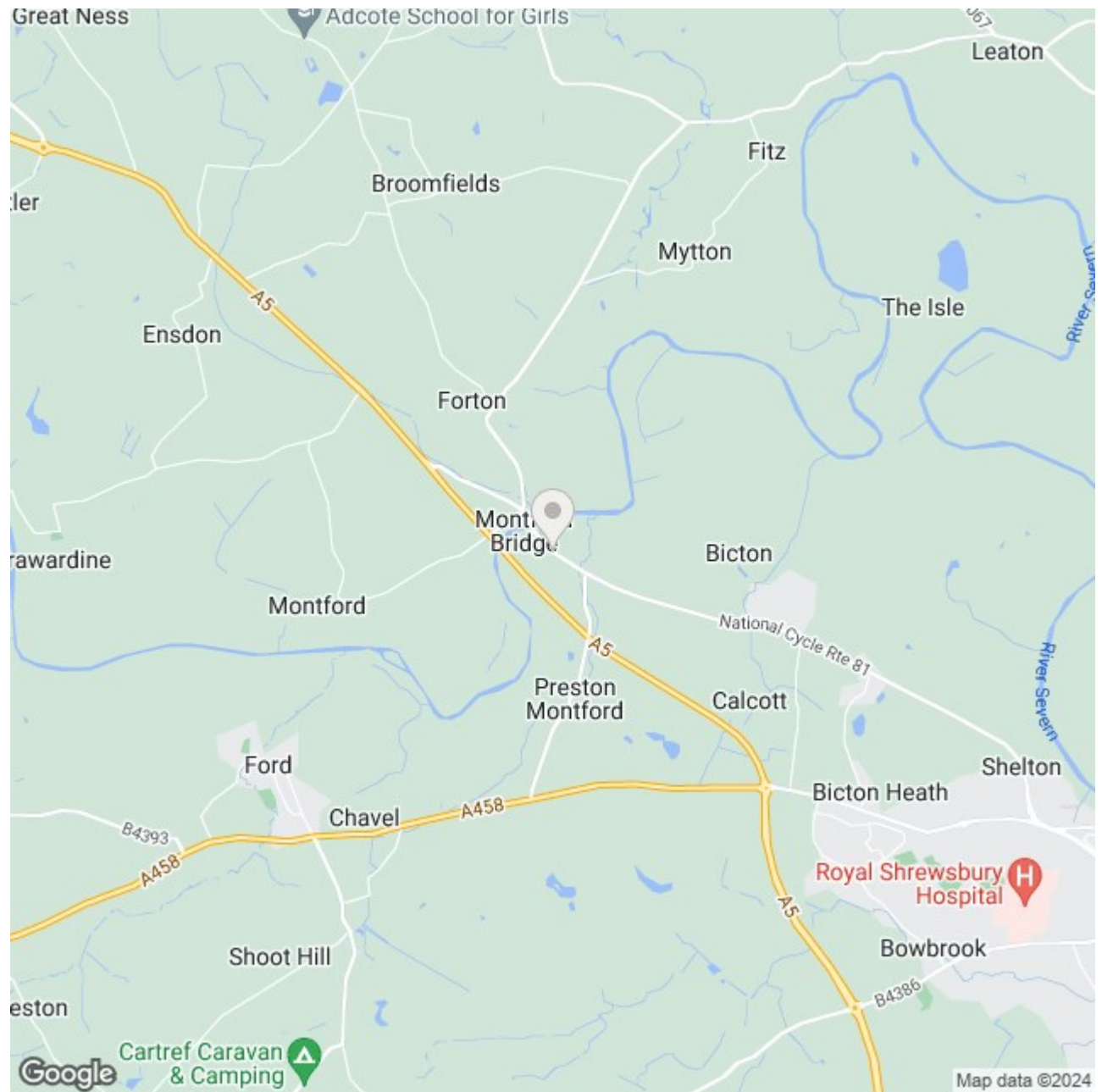
Viewing arrangements

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.