



Roger
Parry
& Partners

The Olde Shoppe, Wattlesborough, Shrewsbury,
SY5 9EA



The Olde Shoppe, Wattlesborough, Shrewsbury, SY5 9EA
Offers In The Region Of £450,000

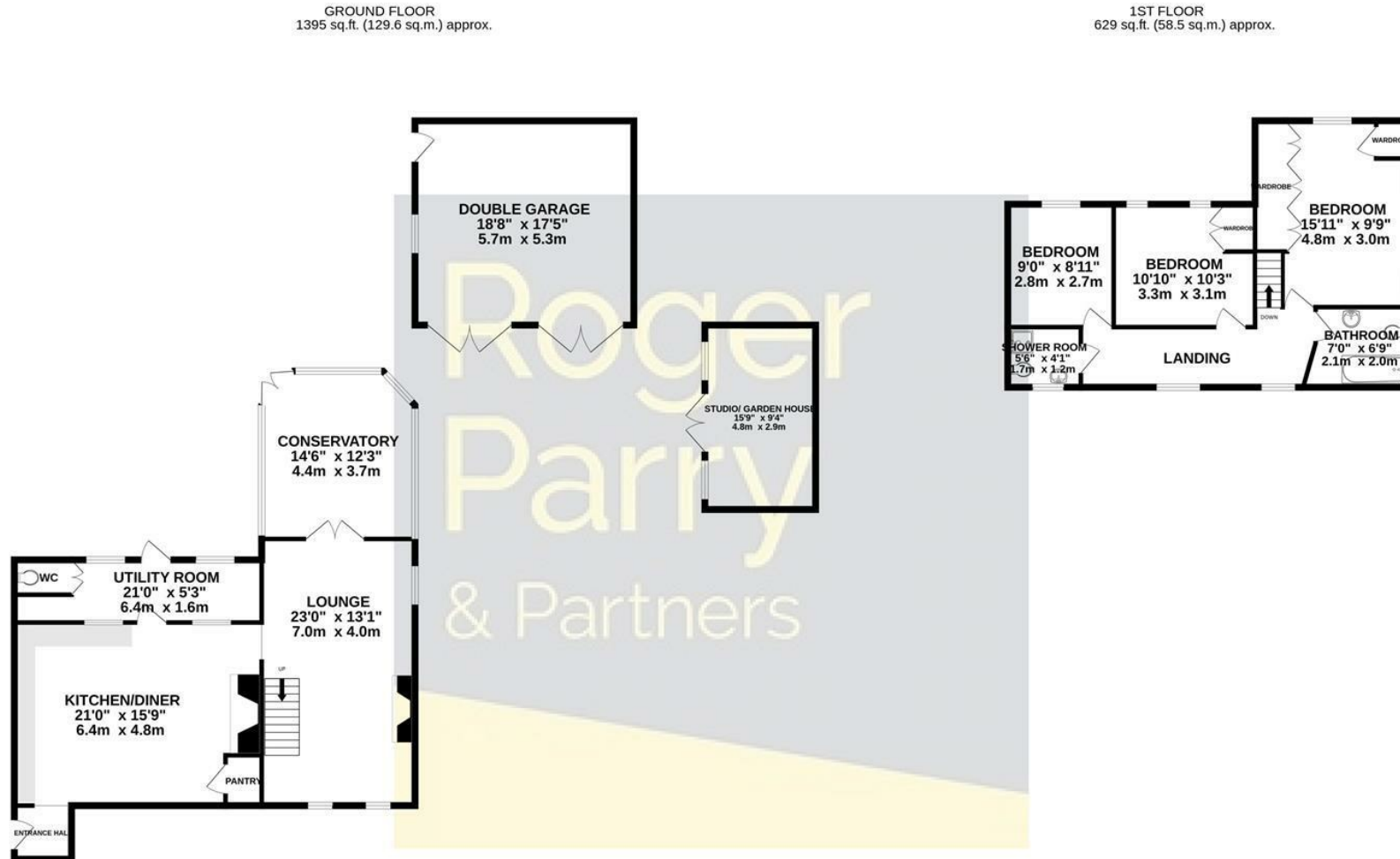
An attractive, three bedroom detached cottage providing well planned and well-proportioned accommodation and boasts a wealth of characterful features including exposed stone walling, exposed beams and attractive fireplaces. The accommodation comprises; entrance porch, fabulous kitchen/dining room, delightful lounge, conservatory, good sized utility area with separate wc, three double bedrooms, shower room and a bathroom. The property benefits from double glazing to the rear and triple glazing to the front and side. Attractive and particularly good-sized gardens with detached outhouse/ barn, double timber garage, large driveway and garden room/ studio.

The property is pleasantly situated in the small hamlet of Wattlesborough, which is approximately 10 miles west of Shrewsbury. The property boasts stunning views to the rear over open countryside and with the benefit of being well placed for easy access to Welshpool, Mid-Wales, Shrewsbury and the M54 motorway link.





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



TOTAL FLOOR AREA : 2024 sq.ft. (188.0 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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ENTRANCE PORCH

With exposed stone walls, window to the side. Opening to:

KITCHEN / DINING ROOM

15'8" x 21'1" (4.77 x 6.42)

Fitted with a range of matching wall and base units comprising of cupboards and drawers with worktops over and tiled splash. Exposed ceiling beams, exposed stone walling. Tiled flooring, windows to the front. Attractive fireplace with multi fuel burner, exposed brick and tiled hearth. Door leading to Pantry. Opening to:

LOUNGE

22'10" x 13'1" (6.97 x 4)

With attractive fireplace, multi fuel burner with tiled hearth. Window to the front and side. French doors to:

CONSERVATORY

Of a UPVC and brick construction with Tiled flooring. Windows and French doors to rear garden.

UTILITY

5'5" x 21'1" (1.64 x 6.42)

Stable style door, Space and plumbing for white goods. Door to rear garden

WC

Window to the rear. WC with wash hand basin.

STAIRCASE rising from the lounge to FIRST FLOOR LANDING with exposed stone walling and windows to the front

BEDROOM ONE

16'0" x 9'10" (4.88 x 3)

Range of recently fitted Sharp bedroom wardrobes. Windows to the side and rear overlooking the garden and boasting stunning views over countryside beyond.

BEDROOM TWO

10'2" x 11'11" (3.09 x 3.63)

Airing cupboard. Two windows to the rear overlooking the garden and with views of countryside beyond.

BEDROOM THREE

9'2" x 8'10" (2.8 x 2.7)

Windows to the side and rear overlooking the gardens and with stunning views over open countryside beyond.

BATHROOM

Modern white suite comprising of panelled bath with shower screen and shower unit over, Wash hand basin set to vanity unit with cupboards beneath and tiled splash, wc. Part tiled walls, wood effect flooring and window to the front.

SHOWER ROOM

Recently fitted with suite comprising of shower unit with glass door and screen, wash hand basin and Wc. Tiled surround and window to front.

OUTSIDE

The property is approached over a large graveled forecourt which provides ample parking and leading to Detached double timber garage with electric and graveled base. To the front of the property pedestrian access to the formal reception area.

The gardens are of good size and sit predominantly to the side and rear of the property and comprise of lawned areas, seating areas, herbaceous shrub borders, a brick and wood outhouse/barn and ornamental well. There are outside electric points and water points around the garden. The whole is

enclosed by mature hedging and fencing on all sides. The property also benefits from a beautiful Summer House/ Studio which is currently used as guest accommodation but has potential for those who also work from home. The summer house benefits from power, hot water and drainage.

GENERAL NOTE

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 D. We would recommend this is confirmed 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.



General Services:

Local Authority: Shropshire County Council

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:
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.