



Roger
Parry
& Partners

The Old Shop Vennington, Westbury, Shrewsbury,
SY5 9RG



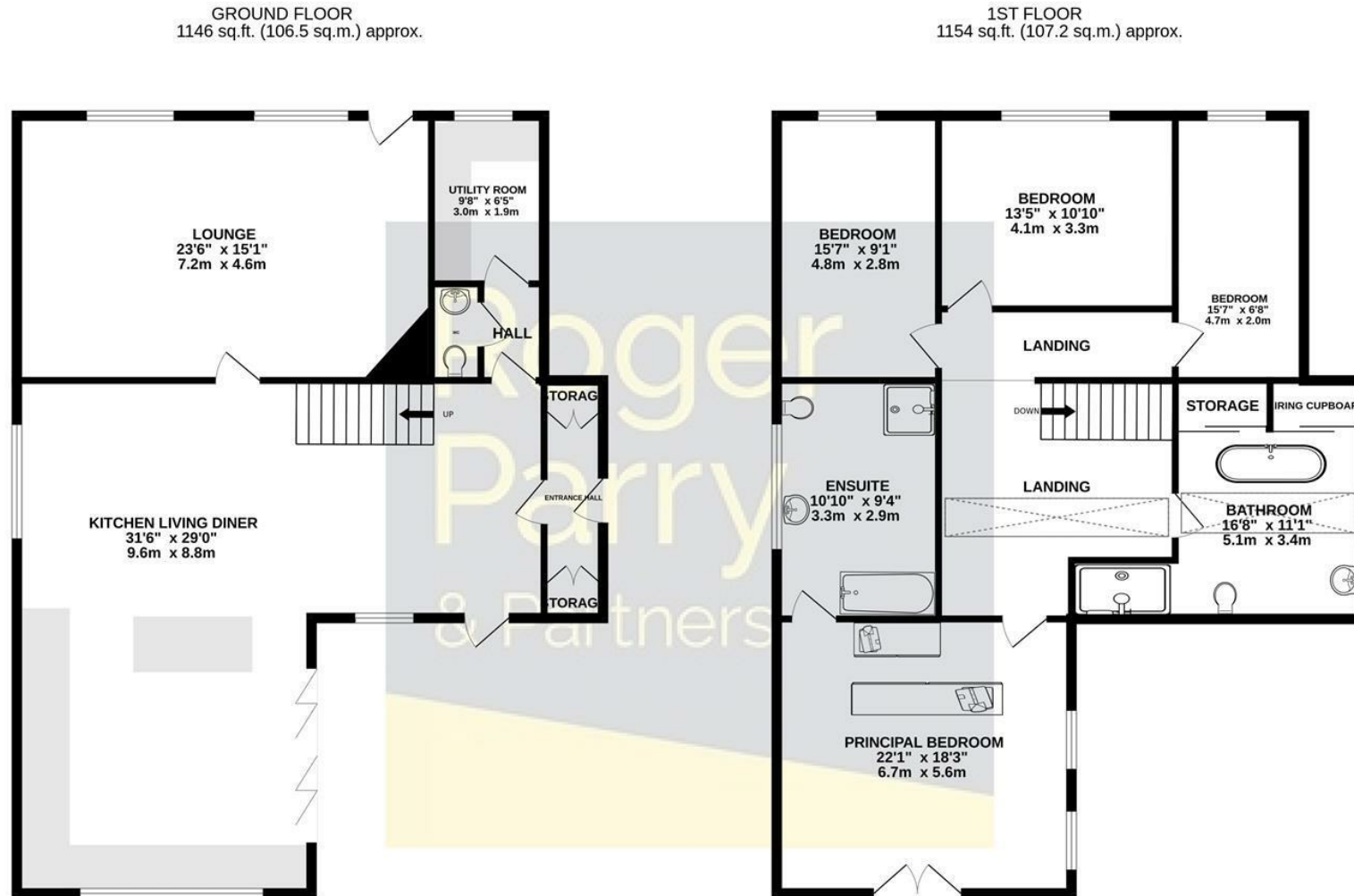
**The Old Shop Vennington, Westbury, Shrewsbury, SY5 9RG
Offers In The Region Of £575,000**

The Old Shop is a beautifully extended and modernised four-bedroom detached cottage offering the character and charm of a rural cottage combined with the open-plan living space of any modern-day new-build. Versatile and spacious living accommodation makes the property excellent for entertaining or cosy nights in by the log burner. Located in the hamlet of Vennington, the property is set in a generous plot of approximately 1/2 an acre with delightful established gardens, ample off street parking and a chalet.





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



TOTAL FLOOR AREA : 2300 sq.ft. (213.7 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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Accommodation briefly comprises entrance hall with storage, cloakroom, utility room, stunning open plan kitchen living dining room with bi fold doors to rear and integrated appliances, lounge with log burner, feature first floor landing with lantern roof light, principal bedroom with Juliette balcony, fitted wardrobes and luxury en suite, three further double bedrooms and beautiful luxurious family bathroom with freestanding bath and walk in shower and lantern roof light.

The property has the benefit of a large driveway, LPG gas central heating and double glazing throughout. Well maintained gardens are situated mainly to the rear of the property enjoying a sunny aspect with established beds, greenhouse and raised borders. There is a chalet which could offer potential for further accommodation and would be well suited to those who work from home or needing additional accommodation for guest.

The neighbouring village of Westbury provides local amenities which include an public house, shop, church, post office, doctors and village hall. Shrewsbury town centre is a short 10 miles away and Welshpool is 8 miles away.

Entrance Hall

10'11" x 3'3" (3.34m x 1.00m)

With tiled flooring, ample boot storage and cupboard housing under flooring heating control panel.

Stunning Open plan kitchen living diner

31'6" narrowing to 17'5" x 29'0" narrowing to 13'5" (9.61m narrowing to 5.31m x 8.84m narrowing to 4.10)

Dining area

Tiled flooring with under floor heating, full length feature window and door to rear sun terrace.

Sitting Area

With wooden style flooring, radiator and opaque window to side.

Kitchen area

With breath taking views and direct access with bi fold doors to the sun-terrace and gardens. Built-in modern gloss base units with solid wooden worktops and glass splash backs, ceramic one-and-a-half bowl sink unit with mixer taps inset, built-in dishwasher, pull out larder, recycle bins, eye level double oven, matching range of eye level units. Large island with further range of matching base storage and five ring gas hob with wooden worksurface and ceiling extractor hood. Space for fridge freezer. Tiled floor with under floor heating, inset ceiling lights.

Inner Hall

5'5" x 2'5" (1.67m x 0.76m)

With tiled flooring and door to

Cloakroom

5'6" x 2'9" (1.68m x 0.84m)

With low flush WC, wash hand basin. Radiator and tiled flooring.

Utility Room

9'8" x 6'4" (2.95m x 1.95m)

Fitted with a range of modern base and eye level units with worksurface over. Space and plumbing for washing machine and tumble dryer. Tiled flooring, housing gas central heating boiler. Window to front.

Living Room

23'5" x 15'0" (7.16m x 4.59m)

With wooden style flooring, two radiators, exposed ceiling beams and feature exposed brick chimney breast housing log burner. Front entrance door.

Feature staircase rise from Open plan kitchen living diner to First floor landing with feature roof lantern window, radiator and inset ceiling lights.

Principal Bedroom

22'1" x 18'2" (6.74m x 5.56m)

With wooden style flooring, inset ceiling lights, French doors with feature Juliette style balcony with stunning views over the rear garden and beyond. Range of fitted wardrobes. Windows to side.

En Suite Bathroom

10'9" x 9'4" (3.29m x 2.85m)

Fitted with a luxury suite comprising of paneled bath with mixer taps, separate shower unit with glass encloser, wash hand basin set into wooden vanity unit with mirrored wall, low flush wc. Feature exposed brick wall with wall timbers. Heated towel rail and wooden style flooring.

Bedroom two

15'7" x 9'1" (4.75m x 2.78m)

With exposed timbers. Window to front and radiator.

Bedroom three

13'5" x 10'10" (4.10m x 3.31m)

With exposed original floorboards, window to front, radiator and exposed wall timbers.

Bedroom four

15'6" x 6'7" (4.74m x 2.02m)

With windows to side and front, exposed wall timbers.

Luxury family bathroom

16'8" x 9'9" max (5.09m x 2.99m max)

Tiled flooring, feature roof lantern window, and 3/4 length window to side and further window to rear. Fitted luxury freestanding bath with mixer taps and shower attachment, walk in shower with glass screen, vanity wash hand basin set into unit, low flush WC, heated towel rail and radiator. Airing cupboard and storage cupboard.

Outside

The property is accessed from the road through double wooden gates leading onto gravelled driveway, which leads to parking area with ample parking for a number of vehicles and a turning space. Overall the property sits in a plot of approximately 0.48 acres. The front of the property has established floral beds with pathway leading to front door. The gardens are mainly laid to the rear and are a stunning feature of this home. With extensive lawn areas, established floral beds and borders, along with a range apple and plum trees. To the far end of the garden there is a pond, storage shed divided into two sections and a Chalet. The chalet offers potential for additional accommodation or may be perfect for those who work from home. The accommodation within the chalet briefly comprises of Entrance Hall, Lounge with lounge burner, fitted shower room and a potential bedroom space with fitted wardrobe. The is a generous paved sun terrace which offers seating/entertaining space.

General Notes

TENURE

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

SERVICES

We are advised that the property benefits from mains electric, LPG gas, mains water and septic tank drainage. We understand the Broadband Download Speed is: Basic 13 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk is: Medium for surface water and very low risk from rivers. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. 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.



Local Authority: Shropshire Council

Council Tax Band: E

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:

Leave Shrewsbury on the B4387 heading though Nox and Yockleton. Upon reaching the village of Westbury turn right onto Station Road, then turn immediately Left, continue for a short distance and then take the 5th turning right onto Vennington Road, go past Westbury Medical centre and continue along this road for approximately 1 mile and the property is located on the right hand side.

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.