





Wroxeter Court, Wroxeter, Shrewsbury, SY5 6BF

Offers In The Region Of £285,000

Three bedroom detached bungalow situated on a large plot offering spacious living accommodation, and a heated swimming pool, whilst benefitting from excellent views of The Wrekin. The property has great potential in a lovely position. Please note there is an agricultural occupancy restriction.



Situated on a large plot, this three-bedroom, detached bungalow offers spacious living accommodation, and a heated swimming pool, whilst benefitting from excellent views of The Wrekin. The property has great potential in a lovely position. Please note there is an agricultural occupancy restriction.

Wroxeter Court is located in the village of Wroxeter, five miles south-east of Shrewsbury. The area has quick access to local transport links including the B4380, the A5, and the M54. Nearby amenities include Attingham Park (National Trust), the newly refurbished Mytton & Mermaid public house and restaurant, and the Salop Leisure Holiday Park.

ENTRANCE HALLWAY

Hardwood floor, wooden framed double-glazed door with double-glazed side windows.

SHOWER ROOM

5'4" x 6'5" (1.63 x 1.96)

Continued hardwood flooring, side aspect privacy window, corner shower unit with a fully tiled surround, wall mounted wash hand basin, w.c., and a heated towel rail.

LIVING/DINING ROOM

27'4" x 16'3" max (8.33 x 4.95 max)

Continued hardwood flooring, two front and side aspect wooden frame double-glazed windows, brick-built fireplace with a quarry tile hearth. and inset log-burner.

KITCHEN

12'6" x 10'9" (3.81 x 3.28)

Linoleum floor, built-in base and wall units with a quartz worktop and sunken Belfast sink. Electric Cookmaster double oven with five-ring ceramic hob and extractor hood over, half size Neff dishwasher.

CONSERVATORY

13'3" x 28'6" (4.04 x 8.69)

Brick-built uPVC double-glazed conservatory, linoleum flooring, two sets of sliding patio doors to patio and pool area, Double doors to living room, kitchen, and bedroom, ceiling fan with lighting.

UTILITY ROOM

6'6" x 5'5" (1.98 x 1.65)

Laminate flooring, rear wood frame double-glazed door, built-in base units with laminate worktops including an integral stainless-steel sink with drainer, space for a washing machine and dryer.

STUDY/BEDROOM THREE

12'6" x 11'5" (3.81 x 3.48)

Carpet flooring, side aspect wooden frame double-glazed windows, and loft access.

INNER HALLWAY

Laminate flooring, large airing cupboard containing hot water cylinder and storage, providing access to two bedrooms and a family bathroom:

BEDROOM ONE

12'5" x 13'7" (3.78 x 4.14)

Carpet flooring, side and rear aspect windows, access to en-suite.

ENSUITE SHOWER ROOM

6'6" x 6'5" (1.98 x 1.96)

linoleum flooring, side aspect privacy window, corner shower unit, pedestal sink, and w.c.

BEDROOM TWO

12'6" x 13'3" (3.81 x 4.04)

Laminate flooring, rear aspect window and uPVC glazed double doors into the conservatory, large built in double wardrobes.

LOFT

The extremely large loft can be accessed via an integral wooden ladder, and is part boarded (for storage). There is suitable lighting.

OUTSIDE

Wroxeter Court sits in a large wrap-around plot with excellent views over the neighbouring vineyard and towards the Wrekin. The site has two gated access points, opening onto a gravelled drive across the front of the property. A carport to the side of the property allows a covered parking/storage space. A slabbed patio surrounds the property accumulating to a large patio area alongside the conservatory. At the side of the property there is a swimming pool which has a basic heating system and an external shower wet room, ideal as a changing and washing facility. There are a number of lawn areas surrounding the property containing mature fruit trees and bushes.

SERVICES

Mains electricity

Borehole water supply (shared)

Septic tank drainage (shared)

Solid fuel heating (log burner)

We understand the Broadband Download available Speed is: standard. Mobile Service: Likely.

We understand the Flood risk is: Very Low. 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 791336 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

LOCATION

With its origins dating back to a Roman city, Wroxeter is a village steeped in history, five miles south-east of the historical market town of Shrewsbury. The area is surrounded by attractive countryside, ideal for walking to other villages, or into town itself. Nearby transport include the B4380, the A5, and the M54 providing access towards Birmingham, Manchester, and other major road networks. Nearby amenities include Attingham Park (National Trust), the newly refurbished Mytton & Mermaid public house and restaurant, and the Salop Leisure Holiday Park.

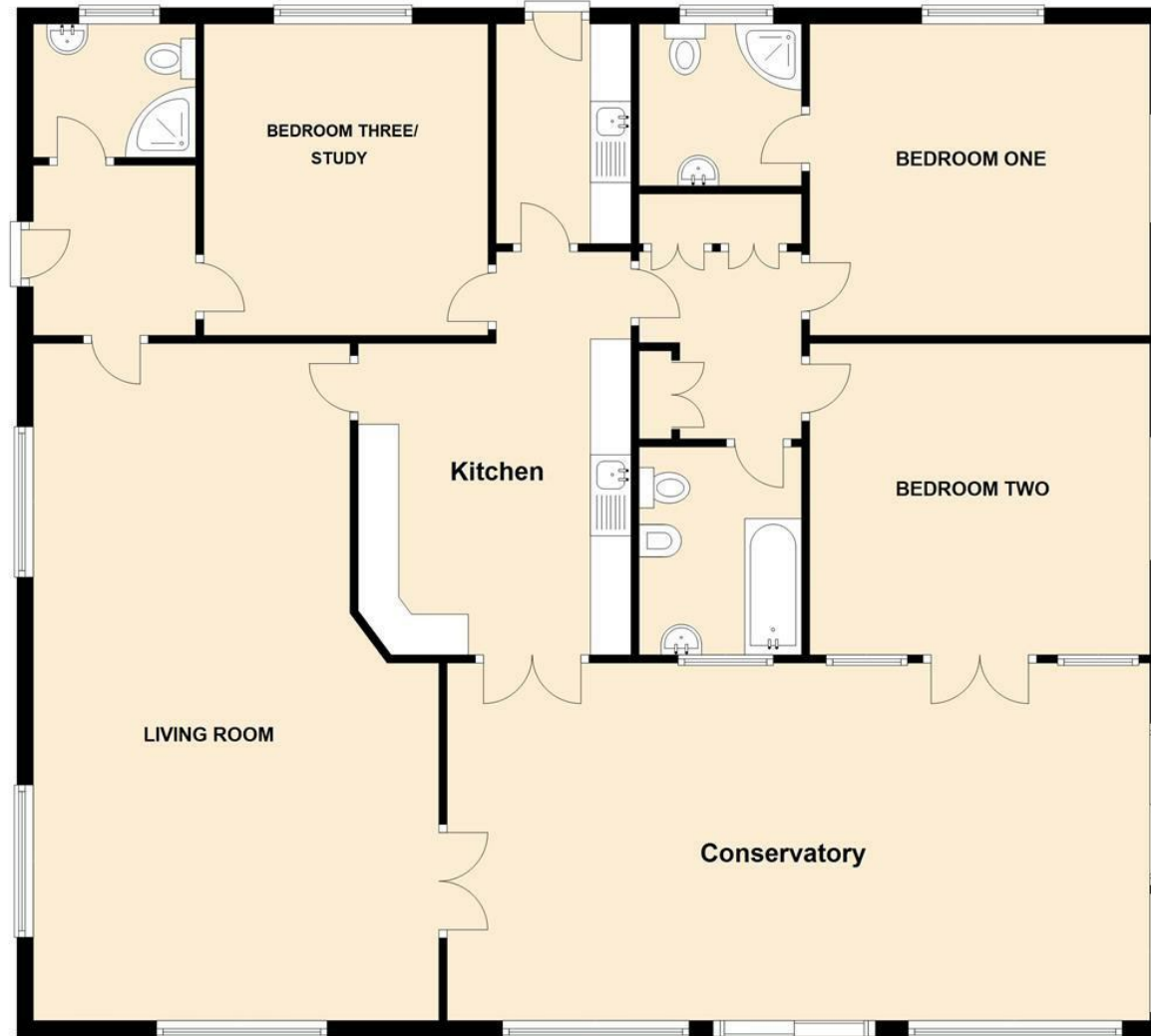
AGENTS NOTE

This property is subject to an occupancy restriction (agricultural). Please contact agent for more information.

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

Ground Floor

Approx. 168.9 sq. metres (1818.1 sq. feet)



Total area: approx. 168.9 sq. metres (1818.1 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

General Services:

Local Authority: Shropshire County Council

Council Tax Band: C

EPC Rating: F

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 (London Road) south-east and at the roundabout take the second exit, signposted Atcham. Continue through the village of Atcham until you reach a right-hand turn, signposted towards Wroxeter. Take this turn and continue until the second right-hand turn, following signs for Wroxeter Vineyard. Follow this road until a left-hand turn, signposted Wroxeter Vineyard, and continue onto a gravelled area leading to the bungalow.

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 243343

**Roger
Parry**
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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 a 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.