







119 & 119a Church Street, Shawbury, SY4 4NH  
Offers In The Region Of £395,000

This unusual property offers its new owner's extensive flexible accommodation for those looking for multifamily groups coming together or someone looking for an extra source of income. The property is currently made up of two elements. The main house which has accommodation briefly comprising, large entrance hall/ family room with downstairs cloakroom, sitting room, dining room, study, conservatory, kitchen with separate breakfast area, utility area, one ground floor bedroom with ensuite wet room and two further first floor double bedrooms serviced by a family bathroom. A separate entrance gives access to a first floor two-bedroom apartment with accommodation comprising: entrance hall, landing, sitting room, kitchen/ breakfast room, two double bedrooms and bathroom. There is also a further detached studio consisting of two rooms with sink unit and separate shower/ WC. The property has an extensive parking area to the rear with brick-built garage/workshop with double carport alongside, extensive gardens with further large timber garden store. The property occupies an extremely central location within the village within minutes' walk of all local amenities including shop, pub, church and junior school. Internal inspection is highly recommended to appreciate the extent of accommodation on offer and the flexibility it has to offer.

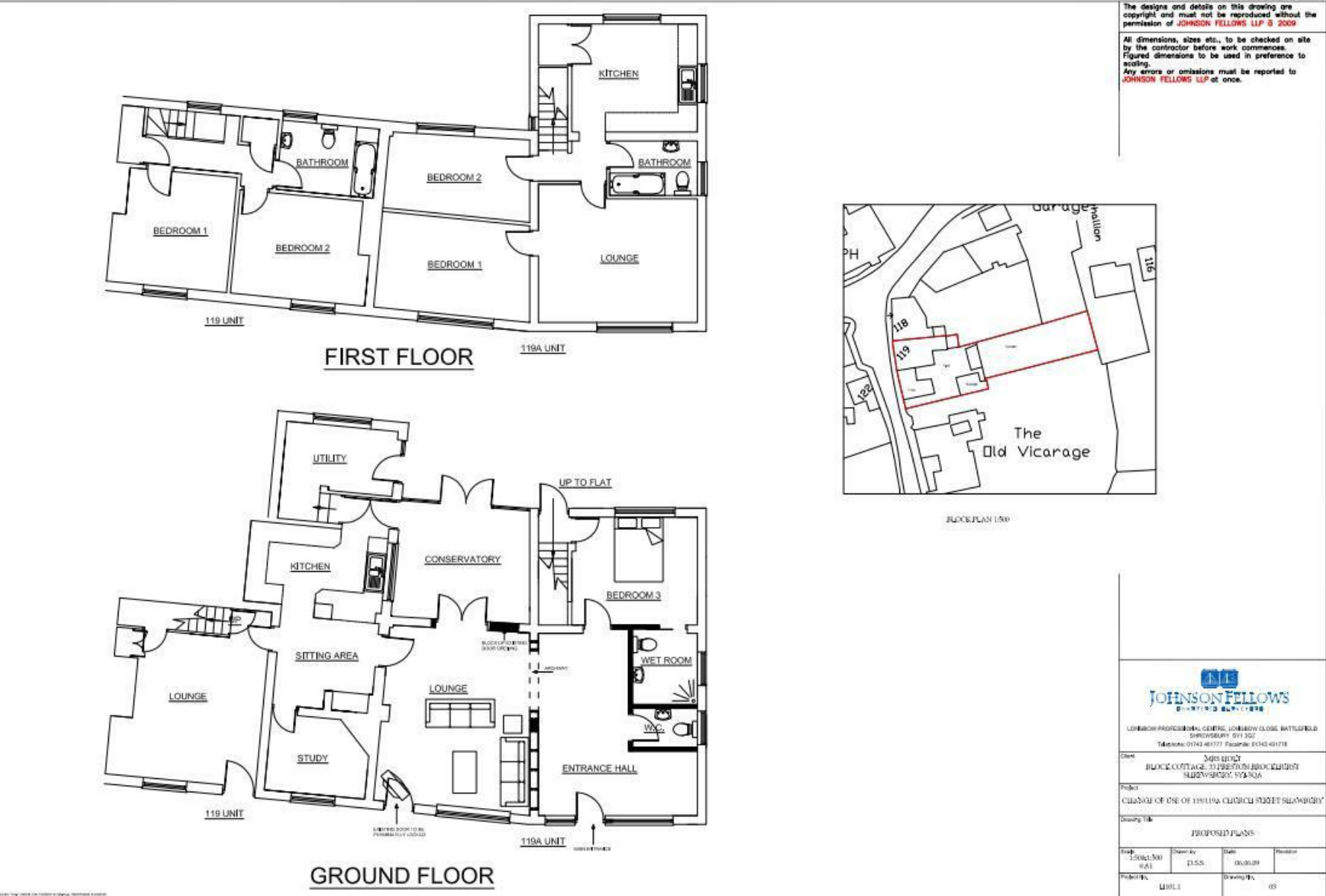








Floor Plan  
(not to scale - for identification purposes only)



**119 House**

uPVC panelled and glazed door to:

**Large Entrance Hall/ Family Room**

18'9 x 15'4 (5.72m x 4.67m)

With radiator, central light point, three wall light points, power points and uPVC double glazed windows to the front.

Door to:

**Downstairs Cloakroom**

With white suite comprising, WC, pedestal wash basin with tiled splash, radiator, central light point, extractor fan (not tested).

Entrance hall gives access to:

**Dining Room**

17'1 x 14'6 (5.21m x 4.42m )

With two radiators, two central light points, four wall light points, power points, TV aerial socket, uPVC double glazed window to the front.

Dining room gives access to:

**Conservatory**

13'1 x 11'7 (3.99m x 3.53m )

With radiator, power and lighting points, full length windows to the rear with double French doors leading to rear gardens.

Conservatory gives access to:

**Kitchen**

13'6 x 11'5 (4.11m x 3.48m )

Fitted with range of basic units comprising ceramic single drainer one and a half bowl sink unit set into granite effect work surfaces extending to four wall sections, with range of cupboards and drawers under and splash back above, space for cooking range with built in extractor hood above (not tested), extensive range of eye level cupboards to two walls, tiled effect laminate flooring, power and lighting points, radiator, glazed window overlooking conservatory, ample power points. From Kitchen steps down to:

**Utility Room**

11'9 x 9'8 (3.58m x 2.95m )

With radiator, power and lighting points, plumbing for washing machine, uPVC double glazed window to the rear, with service door with full length side screen to the side giving access to rear gardens.

From Kitchen archway through to:

**Breakfast Area**

9'8 x 9'2 (2.95m x 2.79m)

With matching tiled effect floor covering, boxed radiator, feature beams to ceiling, recess with range of shelving, telephone point and power points.

Breakfast area gives access to:

**Sitting Room**

15'3 x 14'8 (4.65m x 4.47m )

With tiled open fireplace with alcove to one side with built in cupboards with shelving, door to useful understairs storage cupboard, two radiators, feature beams to ceiling, five wall light points, power points, TV aerial socket, uPVC double glazed window to the front with uPVC panel and glazed service door leading to Church Street, enclosed staircase leads to first floor accommodation.

Breakfast area also gives access to:

**Study**

10'1 x 9'3 (3.07m x 2.82m )

With radiator power and lighting points uPVC window to the front.

From Reception Hall/ Family room, door to:

**Downstairs Bedroom One**

11'9 x 10'3 (3.58m x 3.12m)

With radiator, power and lighting points, TV aerial socket, door to useful low level storage cupboard, uPVC double glazed window to the rear, archway through to:

**Wet Room**

7'6 x 6'6 (2.29m x 1.98m )

Fitted with tiled shower area with fitted shower unit, pedestal wash basin, WC, ladder style radiator, ceramic tiled flooring, central light point, extractor fan (not tested), tiled sill to uPVC double glazed opaque glass window to the side.

From Sitting room, door leads to enclosed staircase giving access to:

**Landing**

With built in linen cupboard with shelving, built in airing cupboard enclosing gas boiler supplying domestic hot water and central heating (not tested) and cylinder, access to roof space, power point, central light point, uPVC double glazed window to the rear, landing gives access to bedroom accommodation comprising:

**Bedroom Two**

13'9 x 10'4 (4.19m x 3.15m )

With radiator, power and lighting points, double glazed window to the front.

**Bedroom Three**

11'6 x 10'6 (3.51m x 3.20m )

With radiator, power and lighting points, range of built in wardrobes with sliding doors providing hanging rail and shelving, uPVC double glazed window to the front.

**Family Bathroom**

9'8 x 7'7 (2.95m x 2.31m )

Fitted with panelled bath with fitted shower unit above and glazed side screen, fully tiled to bath area, pedestal wash basin, WC, black and white vinyl floor covering, radiator (not connected), central light point, extractor fan (not tested), uPVC double glazed opaque glass window to the rear.

**119a Apartment**

This has its own access which is approached from the rear of the property through uPVC glazed and panel door leading to:

**Entrance Hall**

With quarry tiled flooring, radiator, staircase leading to:

**Landing Area**

With double power point, radiator.

Landing area gives access to accommodation comprising:

**Sitting Room**

With radiator, central lighting point, two wall light points, power points, TV aerial socket, large uPVC double glazed window to the front, telephone point, sitting room gives access to:

**Bedroom One**

15'4 x 9'9 (4.67m x 2.97m)

With radiator, power and lighting points, uPVC double glazed window to the front.

From entrance landing area:

**Kitchen/ Dining room**

12'4 x 10'9 (3.76m x 3.28m )

With range of wooden units comprising: stainless steel single drainer one and a half bowl sink unit set into granite effect laminate work surfaces extending to three wall sections, with range of cupboards and drawers under, space for cooker with gas cooker point, stainless steel extractor hood above (not tested) range of eyelevel cupboards, space and plumbing set for washing machine, double radiator, power points, central light point, uPVC double glazed windows to the side and rear, large walk in storage cupboard enclosing gas fired boiler supplying domestic hot water and central heating with range of shelving.

From landing, door to:

**Bedroom Two**

14'6 x 7'9 (4.42m x 2.36m )

With radiator, power and lighting points, uPVC double glazed window to the rear, access to roof space.

**Bathroom**

8'9 x 5'5 (2.67m x 1.65m )

Fitted with panelled bath with shower attachment, vanity wash hand basin with shelving units under, WC, radiator, tiled effect laminate flooring, range of recessed spotlights, extractor fan (not tested) uPVC double glazed opaque glass window to the side.



#### Detached Studio

With uPVC panel and glazed door leading to:

#### Room One

14'1 x 10'3 (4.29m x 3.12m )

With sink unit with range of units under and tiled splash above, power and lighting points, uPVC double glazed windows to the front, archway leads through to:

#### Room Two

With power and lighting points, uPVC double glazed windows to the front and side, from room one door leads to:

#### Shower Room

5'3 x 4'8 (1.60m x 1.42m )

With corner shower cubicle with fitted electric shower, pedestal wash basin with tiled splash, WC, tiled flooring, small electric panel heater with further wall mounted convector heater (not tested), uPVC panel and glazed door leading to gardens.

#### Outside

The property is approached through wrought iron gate onto tarmac driveway which extends down the right-hand side of the property leading round to the large tarmac forecourt situated to the rear of the property with raised flower and shrub borders set to one corner, brick-built garage/ workshop with power connected (not tested) with further large double carport alongside, range of outside lighting. Good sized gardens are situated beyond the parking forecourt with large timber and felt garden store and patio area with extensive lawns extending incorporating a variety of fruit trees and shrubs with aluminium framed greenhouse situated to the far end, gardens enclosed by a variety of fencing and mature hedging.

#### 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, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 17 Mbps & Superfast 82 Mbps. Mobile Service: Likely/ Limited. We understand the surface water flood risk is medium and the rivers and sea yearly chance of flooding is very low. We would recommend this is verified during pre-contract enquiries.

##### COUNCIL TAX BANDING

We understand the council tax band for the house is B and the apartment is A. We would recommend this is confirmed during pre-contact enquires.

##### 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.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



**Local Authority:** Shropshire County Council

**Council Tax Band:** 119- Band B 119a Band A

**EPC Rating:** 119 Rating D 119a Band C

**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 A53 Market Drayton Road, on reaching Shawbury, go straight over the lights taking the next turning right opposite the Elephant Castle pub onto Church Lane, although the property is situated after a short distance on the left-hand side, we advise viewers, for the purposes of viewing, to carry on for another 100 yards or so and park in the car park next to the school playing fields.

### **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

**Roger  
Parry**  
& Partners



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.