





Brookside Cottage Snailbeach, Shrewsbury, SY5 0LU
Asking Price £290,000

This individually designed, two bedroom detached house, providing well proportioned rooms throughout located in a popular location of Crows Nest, Snailbeach. Accommodation briefly comprises; entrance hall, living room with log burner, kitchen diner and conservatory. On the first floor, there is a two double bedroom and family bathroom. The property also has the advantage of wooden-framed, double glazing and solar panels. A good-sized garage with further excellent off-road parking and gardens to the rear.



Location

Located in the village of Snailbeach, the property is surrounded by an area of natural beauty (AONB) and is regarded as a 'walker's paradise', thanks to the nearby Stiperstones Nature Reserve and the infamous Devils Chair, both with extremely memorable views. While the property enjoys a rural, and private setting, an excellent local pub (The Stiperstones Inn) and a local shop are just one mile from the property. A wider selection of amenities is available in the village of Minsterley (2.7 miles) and in the market town of Shrewsbury (12 miles).

Entrance Hall

With wooden entrance door leading into;

Living Room

With attractive brick surround housing log burner, windows with aspects to front, side and rear. Open access to

Kitchen Diner

With electric heater, windows with sider, front and rear aspect and doors leading to conservatory. The kitchen is fitted with a range of wooden fronted units comprising; 1 1/2 single drainer sink unit set in to laminate work surfaces extending to three wall sections with range of cupboards and draws under and tiled splash above. Space for cooker. Stable door leading to outside.

Conservatory

Being of brick base with timber framed windows and French doors.

Stairs rise from Living room to first floor landing

Bedroom

With windows to front and rear garden, fitted wardrobes and storage over stairs.

Bedroom

With windows to side.

Bathroom

Fitted with corner bath, low flush wc and wash hand basin, tiled surround to walls. Large storage cupboard. Window to rear garden.

Outside

The property is accessed from Crow Nest Dingle, where we have been advised the property has right of way for access to the property. Driveway provides parking for several vehicles and Detached Garage. Please note there is a small stream which runs under the garage and driveway of the property. Side pedestrian access leads to the rear garden which is an attractive feature with paved patio with steps leading to tiered garden, mainly laid to lawn. The garden is enclosed with fencing.

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 and water are connected. We understand the Broadband Download Speed is: Basic 4 Mbps & Superfast 36 Mbps. Mobile Service: Limited/ Likely depending on the provider. We understand the Flood risk for surface water is: Medium and Rivers/ Sea is: very low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

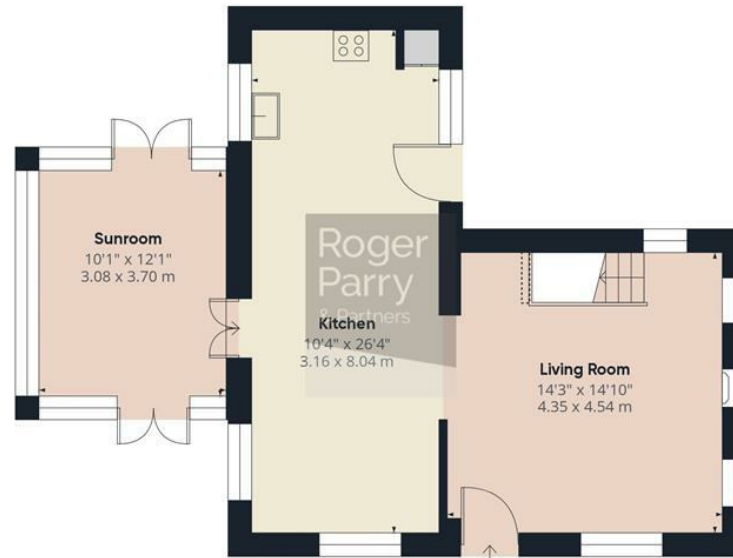
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

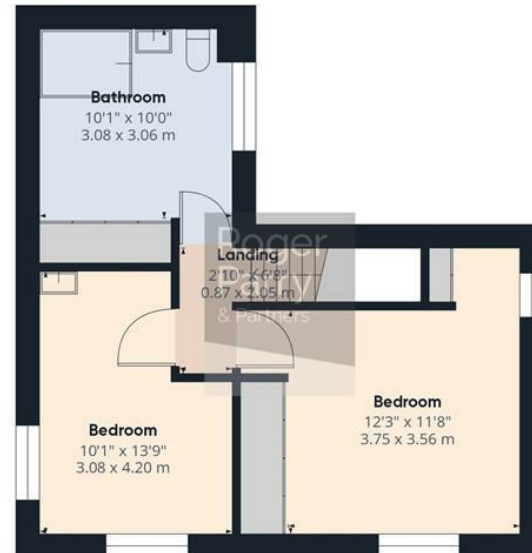
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

1040.33 ft²

96.65 m²

Reduced headroom

1.08 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

General Services:

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: 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.

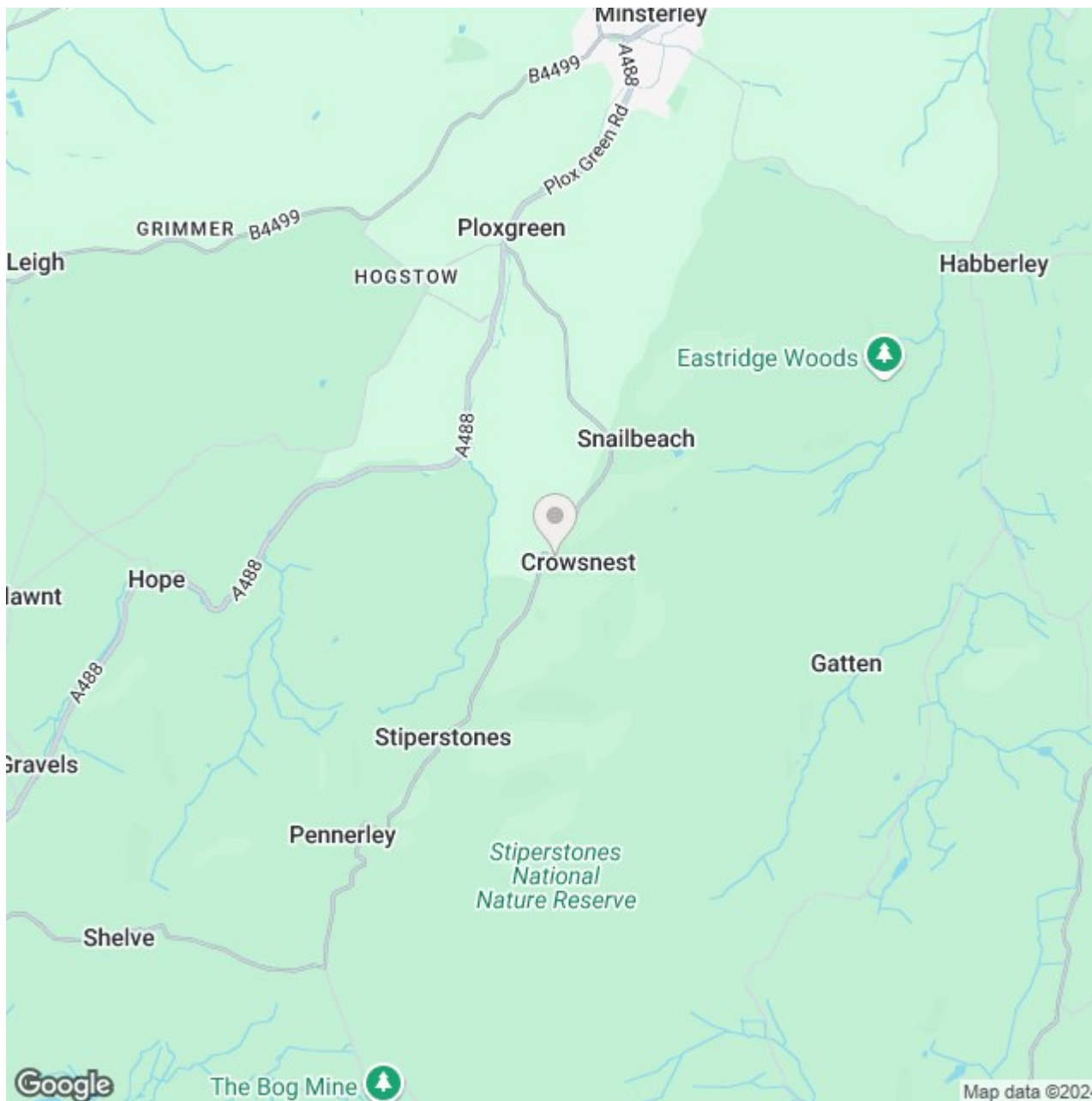
Viewing arrangements

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.