





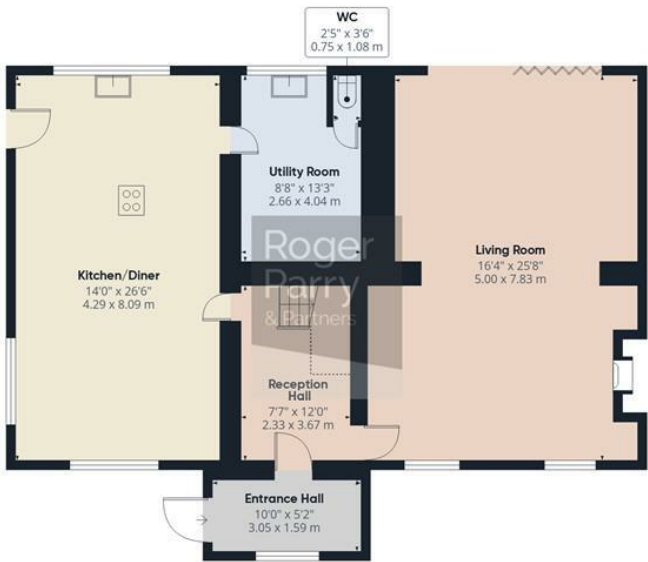
Stone Cottage Molverley Road, Pentre, Shrewsbury, SY4 1BU
Offers In The Region Of £599,995

A rare opportunity to purchase an extended, much improved four bedroom detached house set in a generous plot of approximately 1.25 acres or thereabouts. Providing a fabulous space for entertaining, the well-proportioned accommodation briefly comprising entrance hall, reception hall, living room with multi fuel burner and bi fold doors to garden, refitted kitchen diner, utility and Wc. Upstairs the property offers lovely views over the gardens, principal bedroom with recently fitted en suite shower room, three further double bedrooms and refitted family bathroom. The property has the benefit of oil central heating and double glazing, ample off street parking and detached double garage. Viewing is highly recommended.

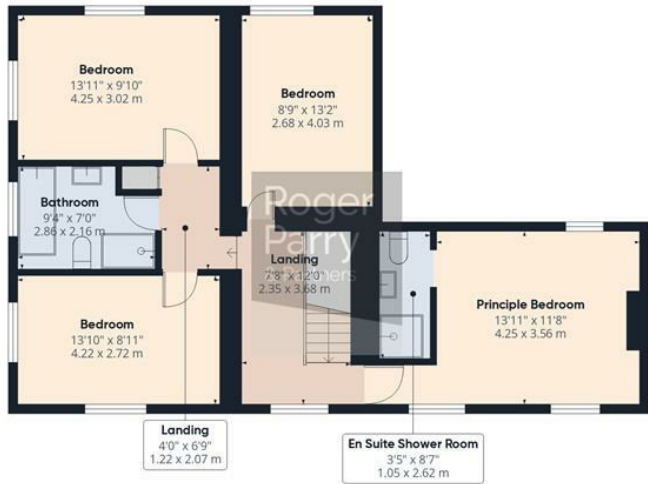




Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

1825 ft²
169.7 m²

Reduced headroom

21 ft²
2 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Location

Located in the sought after village of Pentre, just outside Nesscliffe, Stone Cottage is approximately 10 miles from Shrewsbury, 11 miles from Oswestry and approximately 2.7 miles from the A5 providing excellent travel links to the Cheshire in the north and M54 to the East.

Entrance Hall

10'0" x 5'2" (3.05m x 1.59m)

Composite replacement entrance door leads to Entrance Hall with window to front, tiled flooring, radiator. Please note this room is currently used as a home office. Wooden entrance door to

Reception Hall

7'7" x 12'0" (2.33m x 3.67m)

With tiled flooring, exposed ceiling timbers and radiator. Doors to both Kitchen diner and living room.

Kitchen Diner

14'0" x 26'6" (4.29m x 8.09m)

This room has been attractively refitted and provides a lovely open plan space, its a perfect space for those who love to entertain. With handmade wooden units with matching wooden worktops over and Belfast sink unit set in, tiled splashback to walls. Built in Neff slide and hide oven, along with Samsung dual oven. Central island with quartz worktops and five ring gas hob, hidden extractor sockets. Base units with deep pan draws providing further storage. Windows to three sides of the property, providing ample natural light and views over the garden, door to side. Tiled flooring, inset ceiling lights and vertical radiator.

Utility

8'8" x 13'3" (2.66m x 4.04m)

With space and plumbing for washing machine and tumble dryer, space for American style fridge freezer and dishwasher. Belfast sink with mixer taps and tiled splashback. Window to rear, radiator and pop up laundry unit. Exposed ceiling timbers, tiled flooring and door to

WC

Fitted with low flush Wc and extractor fan.

Extended Living Room

16'4" x 25'8" (5.00m x 7.83m)

Another great space and again its a perfect space for those who love to

entertain. With tiled flooring, two radiators, exposed ceiling timbers, feature multi fuel burner set on a raised stone surround. Two windows to front, roof light and large bi fold doors opening to rear garden. Inset ceiling lights and wall lights.

Stairs rise from the Reception hall to First floor landing with window to front, radiator, airing cupboard and loft access.

Principal Bedroom

18'3" x 11'8" (5.57m x 3.57m)

With vaulted ceiling, exposed ceiling timbers, radiator and windows to both front and rear.

En Suite Shower Room

Recently fitted with shower unit with sliding glass doors, low flush Wc and wash hand basin, modern splashboard surround to part of the walls.

Bedroom Two

13'11" x 10'0" (4.25m x 3.05m)

With radiator and windows to side and rear.

Bedroom Three

13'10" x 8'11" (4.22m x 2.72m)

With radiator and windows to front and side.

Bedroom Four

8'9" x 13'2" (2.68m x 4.03m)

With radiator and window to rear.

Bathroom

Refitted with a four piece suite comprising of shower unit with glass door, twin head shower and tiled walls, roll top bath, low flush wc and wash hand basin set into vanity unit, window to side and heated towel rail.

Outside

From the roadside, the property is accessed via double gates leading into a private driveway which provides ample parking, Ev charging point and access to a detached double garage with up and over doors. The gardens which are mainly situated to the side and rear comprise of good-sized lawned areas with mature beds and borders. There is a large hardstanding area, natural pond and the grounds benefit from a further gated access from the roadside.

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. The property benefits from Oil central heating and septic tank drainage. We understand the Broadband Download Speed is: Basic 9 Mbps & Superfast 80 Mbps. Mobile Service: Limited - Likely depending on provider. We understand the flood risk from the river is medium and the flood risk for surface water is very low. 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-contact 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: E

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.

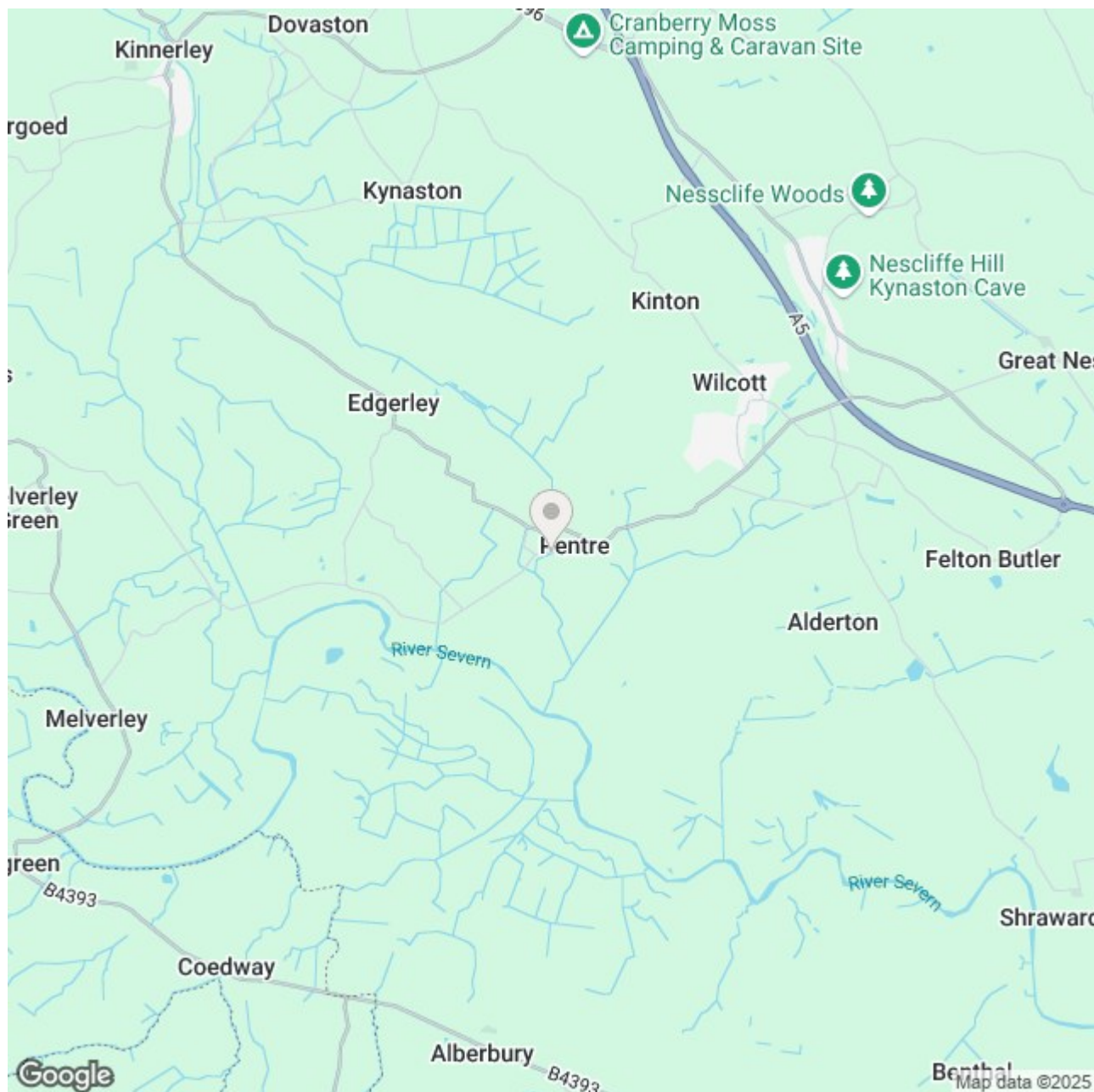
Viewing arrangements

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.