



Kings Marsh Cottage, Wattlesborough, Halfway House, Shrewsbury, SY5 9EA

Offers in the Region Of £425,000

Kings Marsh Cottage is a spacious 4-bedroom detached family home located in Wattlesborough. The property sits on a large plot of land, offering ample outdoor space. The builders premises provide a substantial detached block built workshop (external measurements approximately 49'x21'). The house includes: Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, WC, Bedroom 1, En-suite Shower Room, 3 Further Bedrooms, Main Bathroom, OCH, DG, Garage.



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Ref: 3300

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Recessed porch with glazed wooden door leading to

Spacious Entrance Hall 11' 7" x 6' 0" (3.53m x 1.83m)

Radiator, arched display niche double glazed window to the front. Staircase leads to First Floor Landing.

Living Room 17' 8" x 11' 7" (5.38m x 3.53m) = 2'5" into bay

Good sized room with double glazed bay window to the front enjoying aspects across open countryside, 2 double radiators, wall and ceiling lights, further double glazed side window, satellite TV connection, double glass panel doors to

Dining Room 12' 0" x 9' 3" (3.65m x 2.82m)

Double radiator, double glazed sliding doors onto rear garden enjoying views over adjoining countryside. Door to

Kitchen/Breakfast Room 11' 10" x 9' 3" (3.60m x 2.82m)

Tiled flooring, range of wood fronted units to 2 wall areas, laminated work tops, inset 1 1/2 bowl sink unit, integrated dishwasher, deep tiled surround to work areas, double glazed window to the rear, radiator, door to

Utility Room

Ceramic tile flooring, laminated work top, Mistral oil central heating boiler, double glazed window with rural aspect to the rear. Door to Integral Garage.

Cloakroom

Fitted with white 2 piece suite including corner wash basin with tiled splash, WC, tiled flooring, double glazed rear window.

Spacious Integral Garage 16' 8" x 10' 2" (5.08m x 3.10m)

Window to the side and up and over door.

First Floor Landing

Radiator, built in airing cupboard.

Bedroom 1 18' 1" x 10' 1" (5.51m x 3.07m)

Dual aspect double glazed windows enjoying views over open countryside, radiator.

En Suite Shower Room

Fitted with contemporary white 3 piece suite including tiled corner shower cubicle with sliding doors, wash basin, WC, towel rail/radiator, double glazed window to the rear.

Bedroom 2 13' 1" x 11' 7" (3.98m x 3.53m)

Radiator, double glazed window with open views over countryside to the front.

Bedroom 3 9' 9" x 9' 3" (2.97m x 2.82m)

Built in double wardrobe, radiator, double glazed window enjoys fine open views over adjoining countryside toward the Briedden Hills.

Bedroom 4 11' 7" x 10' 6" (3.53m x 3.20m)

Radiator, double glazed window to the front.

Main Bathroom

Fitted with 4 piece suite including bath, tiled shower cubicle with wall mounted electric shower unit, wash basin, WC, double glazed window to the rear, radiator, extractor fan.

Outside

The property is approached through a gate leading onto an expansive driveway and courtyard to the front providing ample parking. The front garden is laid to lawn, patio to the rear boarded to the rear by open countryside. To the side of the property lies a further large lawn with concrete section store, fencing and hedging around.

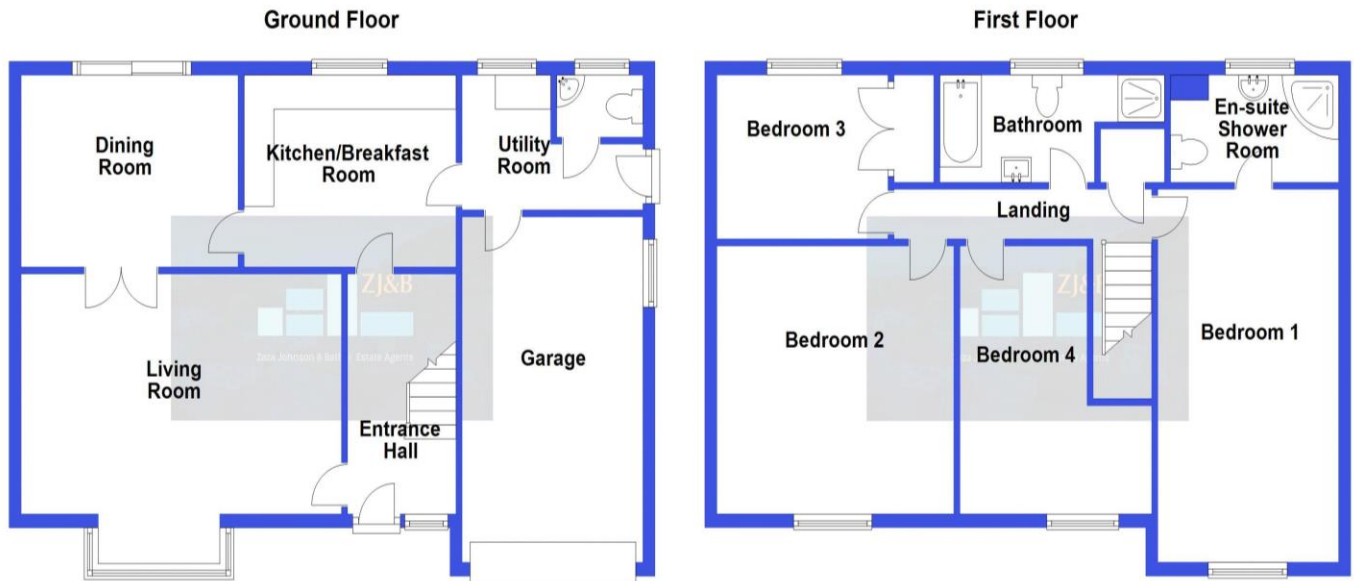
Large Block Built Workshop 49' 0" x 21' 0" (14.92m x 6.40m) approx external measurement

Sliding double doors to the front, further side doors, numerous windows and power supply.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

26/04/2023, 16:01

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Kings Marsh Cottage Wallisborough, Halfway House SHREWSBURY SY5 9EA	Energy rating D	Valid until: 22 October 2028 Certificate number: 9565-2812-7903-9028-8055
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Property type
Detached house

Total floor area
125 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage