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Estate Agents

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Yew Tree Cottage , Halfway House, Shrewsbury, Shropshire, SY5 9DY

Offers in the Region Of £335,000

This detached cottage provides 2 bedrooms, spacious living accommodation and a substantial workshop and garage. Enjoying a popular village location to the west of Shrewsbury, the property includes: Dining Room, Large Living Room With Stove, Huge Kitchen With Sitting Area, Study, Lean to Conservatory, 2 Bedrooms, Bathroom, Ample Parking, Garden.



Yew Tree Cottage , Halfway House, Shrewsbury, Shropshire, SY5 9DY Ref: 4648

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

Canopied entrance storm porch, glazed entrance door.

Dining Room 15' 0" x 11' 3" (4.57m x 3.43m)

Radiator, wall lights, large double glazed side window, glazed door to Kitchen/Sitting Room, staircase leads to First Floor Landing.

Living Room 20' 3" x 11' 0" (6.17m x 3.35m)

Ornate cast iron stove set to tiled fireplace recess, alcoves to either side with cupboards and drawers, exposed ceiling timbers, 2 double glazed windows enjoy views over open countryside.

Kitchen/Sitting Room 28' 11" x 8' 3" (8.81m x 2.51m)

Kitchen Area fitted with good range of units, wood effect laminated work tops with tiled surround, 1 1/2 bowl sink unit inset, integrated electric hob and double oven, tiled flooring, double glazed window overlooking rear garden, radiator, floor mounted oil fired central heating boiler. Sitting Area has tiled flooring, double glazed French doors to Lean-to Conservatory and door to Study.

Lean to Conservatory 15' 0" x 7' 10" (4.57m x 2.39m)

Windows and sliding door to the Garden.

Study 8' 3" x 7' 2" (2.51m x 2.18m)

Fitted with excellent range of fitted office furniture providing base and high level cupboards and drawers, desks to 3 wall areas, window to the rear, radiator.

Spacious First Floor Landing

Radiator, double glazed window overlooking garden to rear and adjoining countryside, built in airing cupboard.

Bedroom 1 12' 3" x 11' 1" (3.73m x 3.38m)

Radiator, wall and ceiling lights, double glazed window towards countryside.

Bedroom 2 15' 0" x 8' 0" (4.57m x 2.44m)

Double radiator, dual aspect double glazed windows with open outlooks.

Bathroom

Fitted with 3 piece suite providing corner bath with mixer tap and shower attachment, wash basin, WC, tiled walls and flooring, access to loft space.

Outside

Approached through double gates leading onto an extensive gravel driveway and car standing providing ample turning space, the driveway continues to the front.

Workshop 22' 0" x 15' 8" (6.70m x 4.77m) approx

Double doors, service door to the rear, ample power and lighting points, opening into Garage.

Block Built Garage 18' 11" x 8' 11" (5.76m x 2.72m)

Double doors.

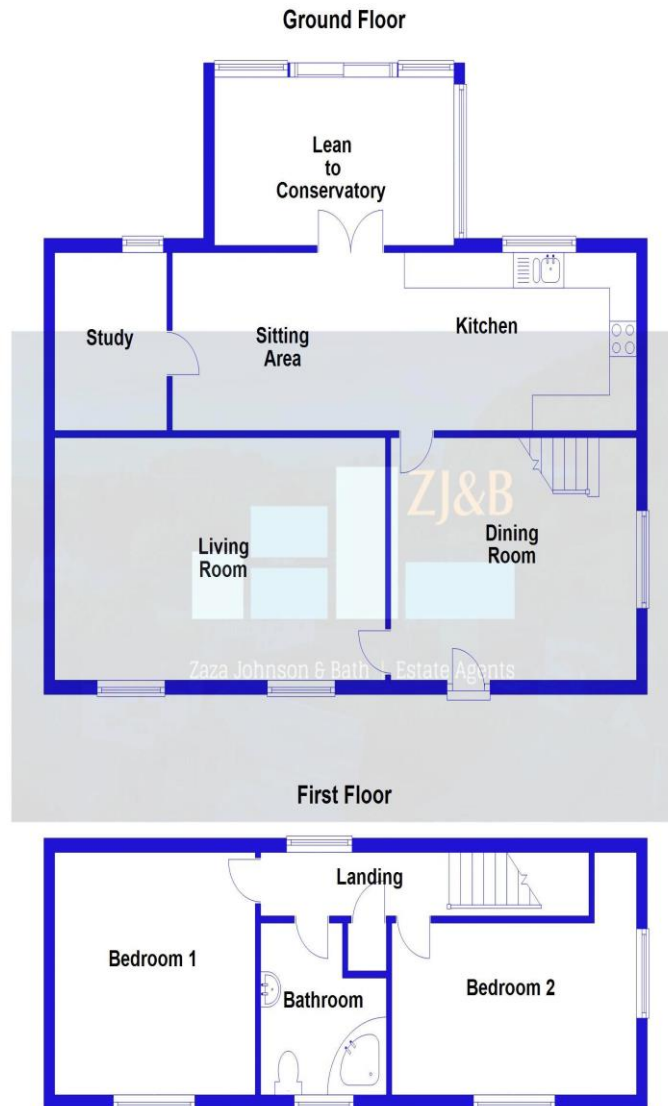
Rear Garden

Approached onto a paved patio with lawn beyond. Useful timber shed and summer house. Enclosed by picket style fencing, additional fencing and hedging.

Council Tax Band E

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.
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Yew Tree Cottage, Halfway House

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)		
Yew Tree Cottage Halfway House 1/15 80Y	Energy rating E	Valid until: 28 September 2033 Certificate number: 2287-2030-0291-7437-4290
Property type	Detached house	
Total floor area	124 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-privately-rented-property-minimum-energy-efficiency-standards-handbook-outdoor		
Energy rating and score This property's current energy rating is E. It has the potential to be C. See how to improve this property's energy efficiency		
The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60		



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