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# Shamrock Cottage, Cross Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0DF

£325,000

This instantly appealing detached 3/4 bedroom cottage offers immense character and stands in beautiful private gardens in the older part of this popular village.

Accommodation provides: Entrance Hall, Living Room With Wood Stove, Study/Bedroom 4, Attractive Kitchen Opening Into A fabulous Family Dining Room, Utility Room, WC, Part Galleried Landing Leads To 3 Bedrooms And Contemporary Bathroom. GCH, DG, Double Width Driveway. Viewing Is Essential. No Upward Chain.





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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**

Double glazed entrance door.

#### **Entrance Hall** 9'8" x 7' 2" (2.94m x 2.18m)

Wood style laminate flooring, wall light, staircase leads to First Floor Landing.

## **Kitchen** 10' 3" x 10' 1" (3.12m x 3.07m)

Fitted with cream fronted Shaker style units, solid wood work tops, Belfast glazed sink, deep tiled surround to work areas, ample space for appliances, radiator, wood style laminate flooring, wide square opening to Dining Room, door to Utility Room.

# **Living Room** 15' 10" x 11' 3" (4.82m x 3.43m)

Exposed ceiling timbers, radiator, wall lights, double glazed bow window enjoys open aspect, door to the side, cast iron glass fronted multi-fuel stove set to stone hearth in the corner of the room, NB The stove has not been used for a while and a service/inspection is recommended before use.

# **Family Dining Room** 12' 6" x 10' 5" (3.81m x 3.17m)

Radiator, double glazed window enjoying views over secluded, well stocked garden, wood style laminate flooring.

# **Study/Ground Floor Bedroom** 11' 10" x 7' 5" (3.60m x 2.26m)

Radiator, built in storage cupboard, double glazed window to the front.

#### **Utility Room**

Fitted with units to match the Kitchen, work surface, Worcester gas fired central heating boiler, radiator, door to Cloakroom.

#### Cloakroom/WC

Fitted with 2 piece suite including wash basin and WC, towel rail/radiator, double glazed rear window, extractor fan.

## **Part Galleried First Floor Landing**

Velux double glazed skylight providing excellent natural lighting, further double glazed side window.

# **Bedroom 1** 15' 2" x 10' 2" (4.62m x 3.10m)

Delightful room with part vaulted ceiling, double glazed window, with acoustic glass, overlooking garden, radiator, shelving and hanging rail.

**Bedroom 2** 10' 4" x 7' 7" (3.15m x 2.31m) Radiator, double glazed window with acoustic glass.

**Bedroom 3** 11' 8" x 6' 4" (3.55m x 1.93m) Radiator, double glazed window with acoustic.

#### **Bathroom**

Fitted with 3 piece suite including 'P' shape bath with shower fitting and 3/4 tiled walls around, wash basin with mirror above, WC, towel rail/radiator, extractor fan, double glazed window to the front.

#### Outside

Double width driveway provides parking for approximately 3 cars.

#### Garden

Beautiful, well stocked garden provide excellent privacy. Approached onto a paved and gravel patio with wall around. Useful timber shed to one corner. 2 steps lead to circular gravel patio and pathways leading through to sweeping lawn with central circular gravel patio, ornamental pool and wooden summer house. The garden offers a wealth of trees and shrubs including a plum tree. Enclosed by a combination of fencing and hedging. Wrought iron gate to the side with pathway leads to useful area with log store External tap and lighting point.

#### **Directions**

Approaching Bayston Hill on A49 pass Sharpstones Lane on the right hand side. Cross Lane will be found on a few hundred yards further along on the left hand side and the property is the first on the left.

#### **Council Tax Band C**

**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** 

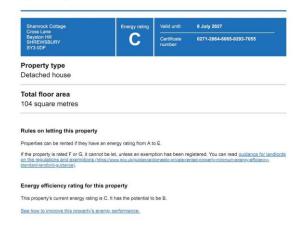


We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tooland not an exact replication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

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# FLOOR PLANS FOR GUIDANCE ONLY

# Energy performance certificate (EPC)















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