



2 Pools Cottage, Annscroft, Shrewsbury, Shropshire, SY5 8AX

Offers in the Region Of £325,000

This beautifully renovated cottage is situated in the village of Annscroft within easy access of Shrewsbury town centre, retail parks and road links. The accommodation includes Entrance Porch, Living Room, Superb Kitchen/Dining Room, Utility Room, Downstairs Shower Room, Master Bedroom With Dressing Room, 2 Further Bedrooms, Bathroom, Landscaped Rear Garden, Double Width Driveway, GCH, DG. Early viewing of this gorgeous property is highly recommended.



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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

Entrance Porch

Wooden entrance door.

Living Room 12' 0" x 18' 7" (3.65m x 5.66m)

A beautiful room with exposed ceiling beams, solid oak flooring, 2 double radiator, 2 recently installed double glazed windows to the front, large inglenook style fireplace with slate hearth and cast iron wood burner inset. Carpeted staircase to First Floor Landing, oak door leads to

Open Plan Kitchen/Dining Room 20' 6" x 16' 11" (6.24m x 5.15m)

A fabulous room which has been beautifully renovated to an high standard, grey tile flooring, radiator, feature corner fireplace. The Kitchen Area is fitted with grey gloss units with solid wood work tops, inset sink unit with mixer tap, tiled splash back, integrated dishwasher, stainless steel filter hood and Smeg 7 ring range cooker. Double glazed bi-fold doors lead onto rear garden, under stairs storage cupboard.

Utility Room 7' 0" x 5' 10" (2.13m x 1.78m)

Solid wood work tops, base units to match the Kitchen, glazed sink unit with drainer, space and plumbing for washing machine, double glazed windows overlooking rear garden, tiled flooring, towel radiator.

Ground Floor Shower Room 7' 0" x 4' 8" (2.13m x 1.42m)

Attractively fitted with white 3 piece suite including shower cubicle with electric shower unit, wash basin set to vanity unit with storage beneath, WC, half tiled walls, tiled flooring, cupboard housing gas central heating boiler.

First Floor Landing 12' 10" x 5' 10" (3.91m x 1.78m)

Solid oak flooring, radiator, 2 double glazed Velux windows, storage cupboard, airing cupboard housing hot water cylinder.

Bedroom 1 11' 5" x 10' 11" (3.48m x 3.32m)

Part of the extension providing a lovely large bedroom with radiator, carpet, double glazed window overlooking rear garden.

Dressing Room 8' 3" x 12' 10" (2.51m x 3.91m)

Lovely built in double wardrobe with 6 drawers and mirror, carpet, radiator.

Bedroom 2 12' 0" x 10' 9" (3.65m x 3.27m)

Carpet, built in double wardrobe with 6 drawers beneath, radiator, double glazed window to the front.

Bedroom 3 8' 1" x 7' 6" (2.46m x 2.28m)

Carpet, radiator, double glazed window to the front, over-stairs storage cupboard.

Bathroom 7' 1" x 5' 5" (2.16m x 1.65m)

Attractively fitted with white 3 piece suite including bath with electric shower over and fully tiled walls around,, wash basin, WC, half tiled to further wall areas, double radiator, double glazed window to the rear, tile effect vinyl flooring, extractor fan

Rear Garden

Recently landscaped, approached though bi-fold doors onto timber decking, steps lead down to lawn with paved pathway leading to the rear of the garden. Good size shed with storage area to the side. The garden is enclosed by recently installed timber fencing with pleasant outlook across the stream to the rear.

External - Front

The property is approached over a wide herringbone brick paved driveway with fencing to either side, providing parking for 2 cars.

Council Tax Band C

Tenure: Our client advises us that the property is Flying 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**



FLOOR PLANS FOR GUIDANCE ONLY

02/10/2024, 10:09 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

2 Pools Cottage Abercrombie S16 5AA	Energy rating C	Valid until: 12 November 2028
		Certificate number: 8148-7325-4799-0167-9992

Property type: Mid-terrace house
Total floor area: 109 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.](#)

Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8148-7325-4799-0167-9992>

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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