



## The Cottage, Cruckmeole, Hanwood, Shrewsbury, Shropshire, SY5 8JN

**£325,000**

This lovely, extended cottage is thought to originally date back to the 1590's with a wealth of beams and period features and set in a generous plot with attractive gardens. The property is in need of general modernisation and updating offering great potential. Accommodation includes Entrance Porch, Living Room, Dining Room, Kitchen with Pantry, Utility Room, Shower Room and Double Garage. On the First Floor are 3 good size Bedrooms, Bathroom, Separate WC, Office and Store and additional eaves storage, Double Glazing, Solar Panels. No Upward Chain.



## **The Cottage, Cruckmeole, Hanwood, Shrewsbury, Shropshire, SY5 8JN**

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.

### **Living Room** 17' 4" x 15' 3" (5.28m x 4.64m)

A generous room with feature Inglenook stone fireplace with wood burner and back boiler providing hot water, quarry tile flooring, ceiling timbers, double glazed window to the front and rear overlooking the garden's, storage heater, staircase leads to First Floor Landing, doors to Dining Room and Utility Room.

### **Dining Room** 17' 4" x 10' 10" (5.28m x 3.30m)

Another generous room with quarry tile flooring, storage heater, double glazed French doors open onto the rear garden as well as double glazed window to front aspect.

### **Kitchen** 8' 5" x 11' 0" (2.56m x 3.35m)

Fitted with base and eye level units with laminate work tops with inset sink unit, tiled splash to work areas, space for cooker, space and plumbing for washing machine and dishwasher, double glazed window to the rear, ceramic tile flooring.

### **Pantry Cupboard**

Walk in pantry cupboard.

### **Rear Porch**

With storage area.

### **Utility Room**

Useful store space with window to the front, tiled flooring,

### **Down Stairs Shower Room**

Fitted with corner shower cubicle, wash basin, WC, tiled flooring, double glazed window to the rear.

### **Double Garage**

Up and over doors, window and door to the rear.

### **First Floor Landing**

### **Bedroom 3** 11' 10" x 12' 9" (3.60m x 3.88m)

A good size room with 3 storage cupboard, storage heater and double glazed window overlooking rear garden. Access to Bedroom 1.

### **Bedroom 1** 11' 10" x 23' 5" (3.60m x 7.13m)

3 double built in cupboards, storage heater and double glazed window overlooking rear garden.

### **Bathroom**

Fitted with wash basin and bath with shower unit over, double glazed window to the rear.

### **Separate WC**

Fitted with WC and double glazed window to the rear.

### **Bedroom 2** 12' 0" x 11' 1" (3.65m x 3.38m)

Dual aspect double glazed windows to the side and rear with lovely views over gardens and storage heaters.

### **Store**

### **Office** 4' 3" x 6' 4" (1.29m x 1.93m)

Double glazed window to the front.

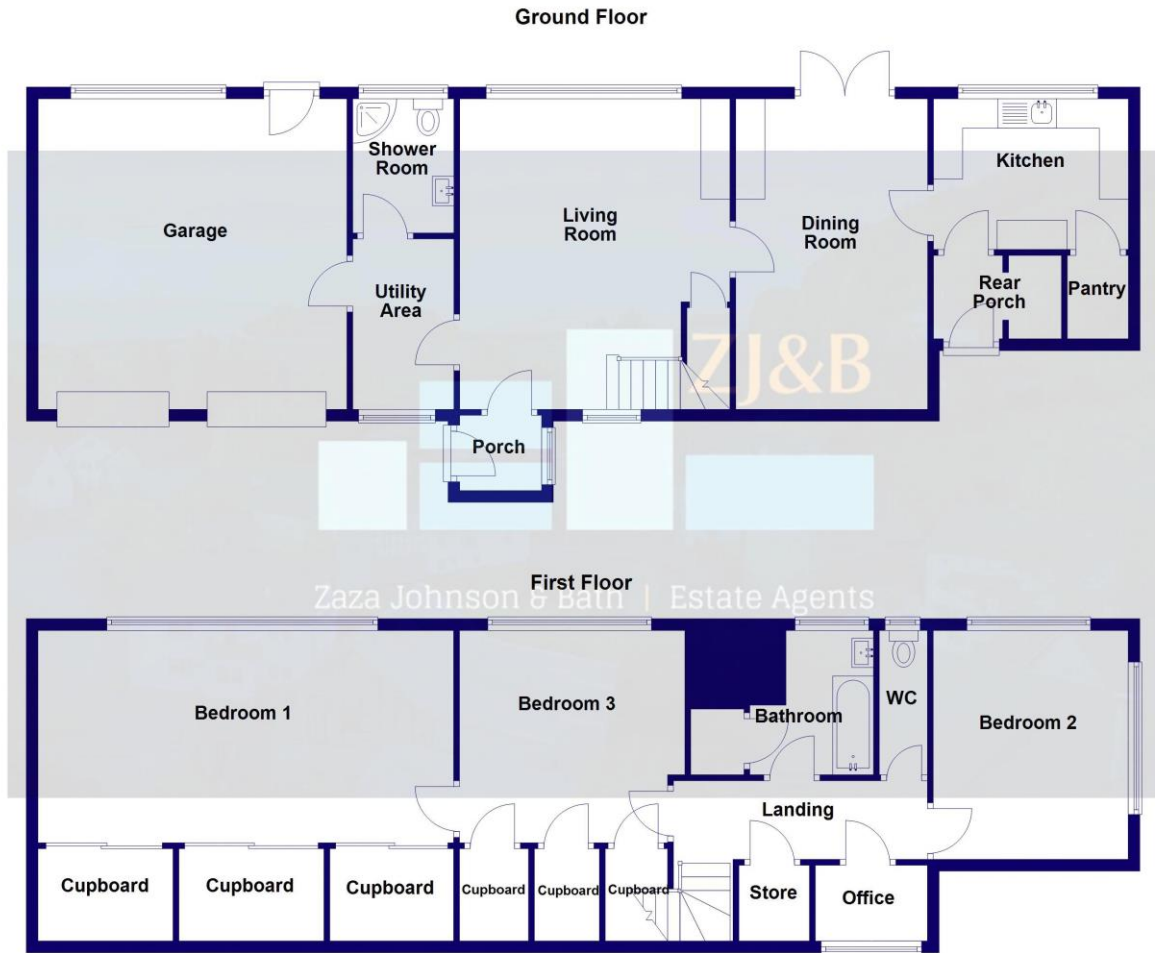
### **Agents' Note**

The property has recently flooded but is covered by insurance and backed by Government FloodRe scheme. There is septic tank drainage which would need to be checked by potential purchasers as it requires bringing up to current standards. There are PV solar panels which are owned by the vendor. There are additional solar panels which heat the hot water.

### **Council Tax Band D**

**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**



The Cottage, Cruckmeole, Hanwood, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

The Cottage Cruckmeole Hanwood Shrewsbury SY5 5LN	Energy rating	E	Valid until	3 April 2034
			Certificate number	2734-1524-0300-0977-8206

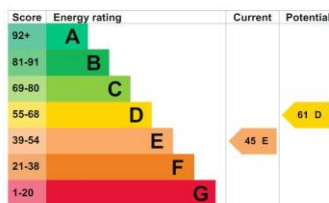
Property type	Detached house
Total floor area	156 square metres

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/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

Energy rating and score

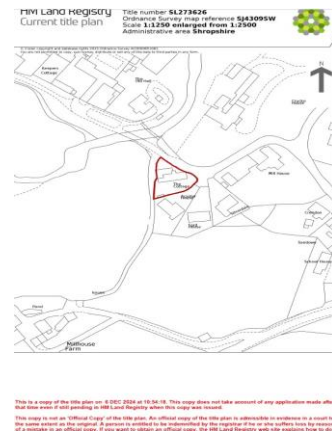
This property's energy rating is E, it has the potential to be D.  
[See how to improve this property's energy efficiency](#)



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

Breakdown of 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**