



## **4 Ferndale Cottages, Annscroft, Shrewsbury, Shropshire, SY5 8AT**

**£230,000**

This appealing 2 bedroom semi detached cottage is full of character and provides a wealth of period features. Enjoying an attractive edge of village setting to the south west of Shrewsbury and with no upward chain, accommodation includes: Living Room, Dining Room With Wood Stove, Conservatory, Kitchen, 2 Good Sized Bedrooms, Large Rear garden Bordering Countryside, GCH, DG. Wide Driveway To The Front.



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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

uPVC double glazed entrance door.

**Living Room** 14' 11" x 10' 7" (4.54m x 3.22m)  
Period fireplace with tiled inlay and hearth, wood style laminate flooring, radiator, large double glazed window to the front, picture rail, useful under stairs recess, exposed period door to Dining Room, staircase leads to First Floor Landing.

**Dining Room** 14' 10" x 10' 7" (4.52m x 3.22m)  
Exposed brick chimney breast with fireplace recess housing cast iron wood burner set to brick hearth, display shelving, radiator, under stairs storage cupboard, wood style laminate flooring, picture rail, glazed double doors to Conservatory door to Kitchen.

**Conservatory** 9' 6" x 7' 3" (2.89m x 2.21m)  
Tile flooring, radiator, double glazed windows overlooking garden.

**Kitchen** 13' 0" x 4' 10" (3.96m x 1.47m)  
Fitted with base and eye level units, laminated work tops, inset sink unit, radiator, double glazed side windows, quarry tile flooring.

**First Floor Landing**  
Stripped period doors.

**Bedroom 1** 14' 11" x 11' 9" max 1' 7" min (4.54m x 3.58m/3.22m)  
Ornate cast iron fireplace, radiator, exposed floor and skirting boards, picture rail, double glazed window enjoying open aspect to the front with views over open countryside.

**Bedroom 2** 10' 7" x 9' 0" (3.22m x 2.74m)  
Again with exposed floor and skirting boards, ornate decorative fireplace, built in double wardrobe, double glazed window overlooking rear garden and adjoining countryside.

### Bathroom

Fitted with bath with electric shower over, wash basin and WC, fully tiled to bath walls and half tiled to further wall, radiator, double glazed window overlooking rear garden.

### Outside - Front

The property is approached over a triple width brick paved driveway providing parking for 3 cars and access to Garage.

### Brick Built Garage

Up and over door, power and lighting points, useful over-head storage, wall mounted Worcester gas fired combination boiler, window and door leading to the rear garden.

### Rear Garden

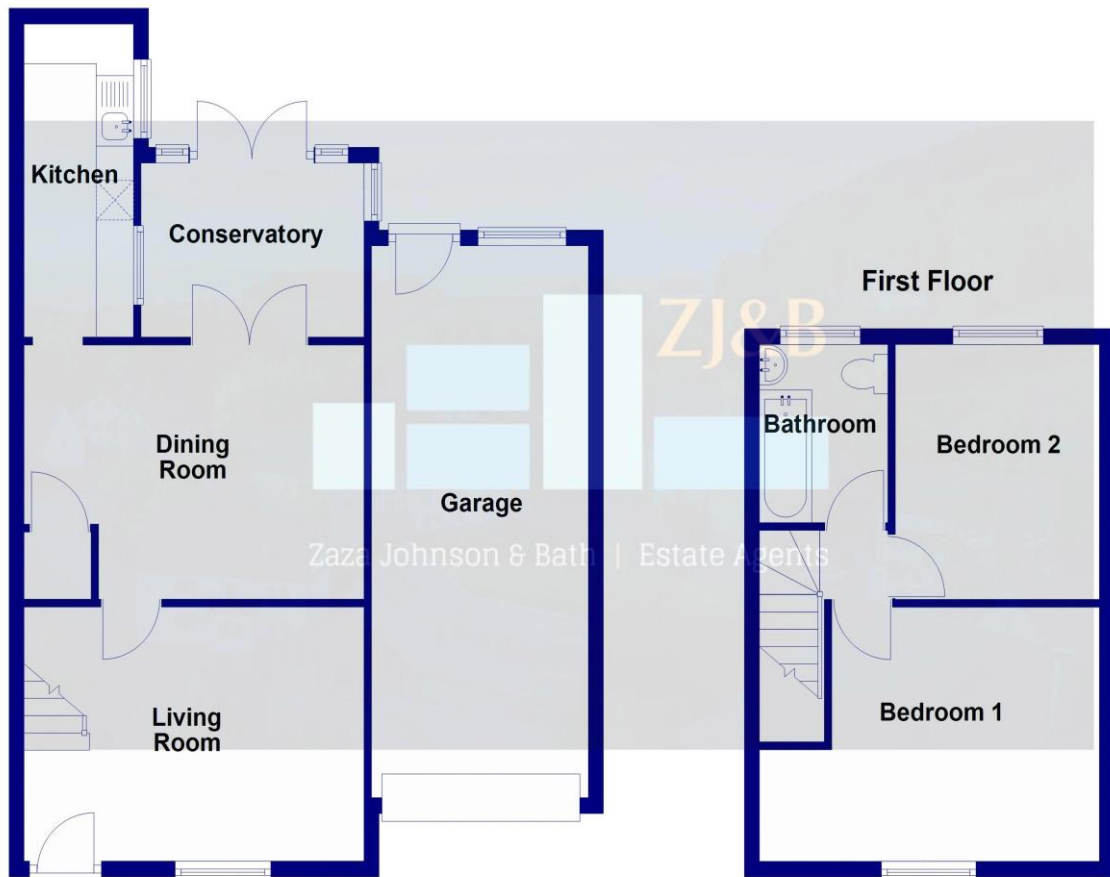
A good size garden approached onto a split level paved patio with pergola. The majority of the garden is laid to lawn with pathway to one side. Area ideal for vegetable garden and the garden is enclosed by fencing and hedging.

### 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.

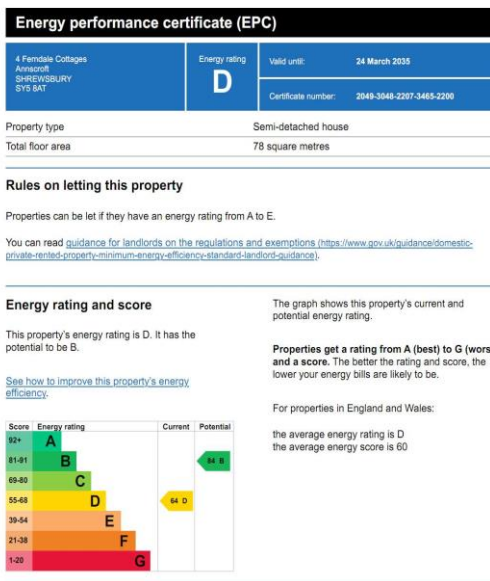
**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## Ground Floor



## 4 Ferndale Cottages, Annscroft

### FLOOR PLANS FOR GUIDANCE ONLY







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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**