



17 Shotton Hall, Harmer Hill, Shrewsbury, Shropshire, SY4 3DW

Offers in the Region Of £250,000

Enjoying an idyllic setting just a few miles north of Shrewsbury, this beautiful 3 bedroom sandstone cottage is set in glorious communal gardens. The appealing accommodation includes: Entrance Hall, Living Room, Spacious Kitchen/Dining Room, 3 Bedrooms, Bathroom, LP Gas Central Heating, DG, Attractive Outlook, Residents Parking. Viewing Is Highly Recommended. 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

Wooden entrance door with decorative glazed panel inset.

Entrance Hall

Radiator, useful under stairs storage cupboard.

Living Room 15' 3" x 9' 11" (4.64m x 3.02m)

Ornamental wooden fire surround, 2 radiators, double glazed window to the front. Staircase leads to spacious First Floor Landing.

Kitchen/Dining Room 15' 5" x 9' 1" (4.70m x 2.77m)

Fitted with cream fronted units, wood effect laminated work tops, inset sink unit, integrated electric oven, 4 ring gas hob with filter hood above, cupboard housing LPG central heating boiler, radiator, double glazed window to the front.

Spacious First Floor Landing

Radiator, double glazed dormer window.

Bedroom 1 10' 6" x 8' 9" (3.20m x 2.66m)

Radiator, double glazed windows to rear and side, built in wardrobe.

Bedroom 2 9' 10" x 8' 8" (2.99m x 2.64m)

Radiator, double glazed dormer window to the rear.

Bedroom 3 6' 10" x 6' 6" (2.08m x 1.98m)

Radiator, double glazed dormer window to the front.

Bathroom

Fitted with white 3 piece suite including bath with fully tiled walls around and mixer tap with shower attachment, wash basin, WC. radiator, double glazed side window.

Outside

The property is set in beautiful communal gardens with conveniently placed patio outside the entrance door.

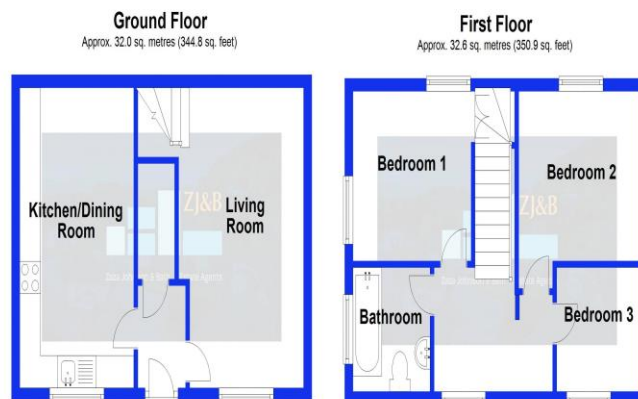
Agents' Note

We are advised that the property is being sold with a share of the freehold. There are 995 years remaining on the lease and an annual service charge of £516. We would recommend this is verified with Solicitors during pre-contract enquiries.

Council Tax Band B

Tenure: Our client advises us that the property is Share of 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**



Total area: approx. 64.6 sq. metres (695.7 sq. feet)

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

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

17 Shotton Hall Shotton Lane Harnes Hall SHREWSBURY SY4 3DW	Energy rating D	Valid until: 26 August 2030 Certificate number: 0455-2864-6684-2520-7535
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Property type
Mid-terrace house

Total floor area
64 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-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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