



Zaza Johnson & Bath
Estate Agents

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5 Rural Cottages, Pitchford, Shrewsbury, Shropshire, SY5 7DR

Offers in the Region Of £280,000

A rare opportunity to purchase a 3 bedroom semi detached house in this sought after village, located just to the south of Shrewsbury, with a fabulous 125' Garden bordering open countryside with glorious views towards the Stretton Hills. The accommodation includes Hall, Living Room, Dining Room/Kitchen, Rear Porch and WC, 3 Bedrooms and Bathroom. Workshop and spacious Driveway, oil central heating, DG.
Early Viewing 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

Newly fitted composite entrance door.

Entrance Hall

Tile effect vinyl flooring, radiator, double glazed window to the front, staircase leading to First Floor Landing.

Open Plan Kitchen/Dining Room 16' 8" x 9' 0" (5.08m x 2.74m)

Vinyl flooring, 2 radiators, 2 double glazed windows to the rear overlooking garden and open countryside beyond, built in under stairs storage cupboard. The Kitchen is fitted with base and eye level units with laminate work tops, 1 1/2 bowl sink unit, tiled splash back, filter hood, freestanding Rangemaster gas range cooker, space for further appliances.

Side Porch/Boot Room

Vinyl flooring, recently installed uPVC double glazed door providing access to the rear.

Downstairs WC

Fitted with WC, double glazed window to the side, radiator.

Living Room 14' 6" x 12' 5" (4.42m x 3.78m)

Carpet, radiator, double glazed windows to the front and side.

First Floor Landing

Double glazed window to the front, access to loft, oak doors to Bedrooms and Bathroom.

Bedroom 1 14' 7" x 11' 1" (4.44m x 3.38m)

Recently fitted carpet, radiator, double glazed windows to the front and side.

Bedroom 2 11' 6" x 9' 0" (3.50m x 2.74m)

Radiator, wood effect laminate flooring, double glazed window overlooking rear garden with views over open countryside.

Bedroom 3 9' 11" x 5' 10" (3.02m x 1.78m)

Wood effect laminate flooring, radiator, double glazed window to the rear with similar views to Bedroom 2.

Bathroom

Wood effect laminate flooring, double glazed window to the side. Fitted with 3 piece suite including vanity cupboard with integrated WC and wash basin, storage below, shower bath with screen, electric shower and extractor fan, fully tiled around the bath, chrome towel radiator.

Outside - Front

The property is approached over a gravel driveway providing ample parking, concrete pathway leads to the entrance door, stone border and small area of lawn with shrub beds and pond to the front. Enclosed by fencing to one side and hedging to the other. The pathway continues to the side of the property with gated access to the rear garden.

Rear Garden

A wonderful feature of the property, approached onto a concrete and paved patio opening onto a large area of lawn with glorious views towards the Shropshire Hills. Enclosed by hedging. Recently erected timber shed with power supply. Oil tank and recently installed oil combination central heating boiler.

Directions

From Shrewsbury take the Acton Burnell road pass through the village and the property will be found opposite the Village Hall on the right hand side.

Services

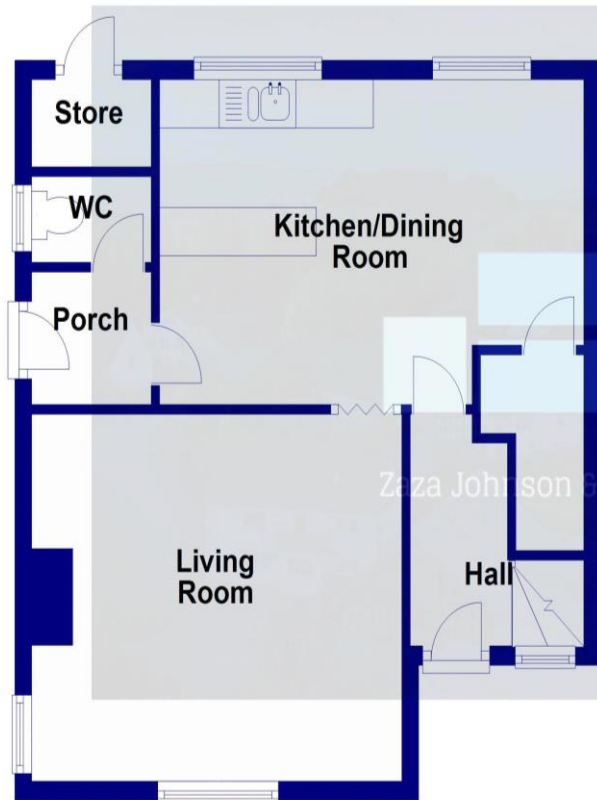
We understand that mains water, drainage and electricity are connected to the property. Oil fired central heating.

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



First Floor



5 Rural Cottages, Pitchford

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

5 Rural Cottages Pitchford Condover SHREWSBURY SY5 7DR	Energy rating D	Valid until: 8 July 2035 Certificate number: 3835-6523-1500-0458-2206
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Property type: Semi-detached house
Total floor area: 90 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

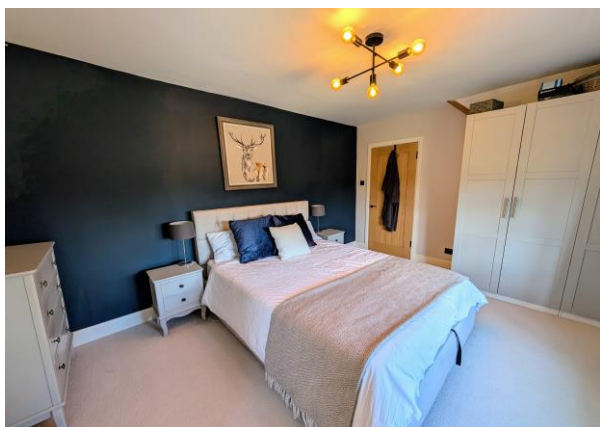
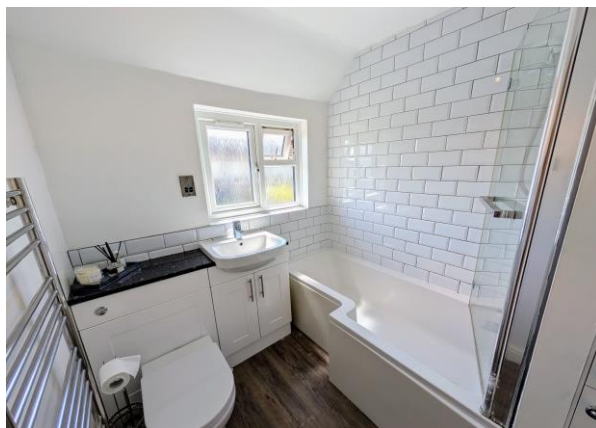
[See how to improve this property's energy efficiency.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	76 C
39-54	E		
21-38	F		
1-20	G		



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