



Zaza Johnson & Bath
Estate Agents

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Coachmans Cottage, Netley Hall Estate, Dorrington, Shrewsbury, Shropshire, SY5 7JZ

Offers in the Region Of £575,000

A rare and exciting opportunity has arisen to purchase this 3 bedroom detached cottage, built in 1853 which has been updated to provide spacious, contemporary accommodation.

Located on the highly desirable Netley Hall Estate and sits in approx 1.4 acres.

The accommodation includes Entrance Porch, Hall, Living Room, Dining Room, fabulous Kitchen/Dining/Family Room, WC, 3 Bedrooms, Jack & Jill En-suite Bathroom, main Bathroom, DG. Extensive Grounds. Viewing 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

Tiled flooring, double glazed composite entrance door.

Entrance Hall

Carpeted staircase leads to First Floor Landing,

Dining Room 14' 5" x 12' 0" (4.39m x 3.65m)

Carpet, 3 double glazed windows, 1 to the front and 2 to the side.

Living Room 14' 5" x 12' 0" (4.39m x 3.65m)

Carpet, dual aspect double glazed windows to the front and side, fireplace with wood burner set to tiled hearth with oak mantle above.

Inner Hallway

Tiled flooring, door to under stairs storage.

Kitchen/Dining/Family Room 11' 10" x 45' 8" (3.60m x 13.91m)

A huge room providing versatile living space, with tiled flooring, 2 electric radiators, 4 double glazed windows, 1 to the side, 1 to the front and 2 to the rear, French doors opening onto the garden and double glazed lantern over the Dining/Living Room area providing excellent natural lighting. The Kitchen is fitted with a blue fronted contemporary units with wood effect laminate work tops, Belfast style sink unit with mixer tap, attractive tiled splash backs. Integrated appliances include Beko electric hob with triple oven below and extractor hood above, double fridge/freezer, dishwasher, washing machine, tumble dryer and wine cooler, double glazed composite stable door leads to the rear of the property.

Cloakroom/WC

Tiled floor, wash basin set to vanity unit with storage below, WC.

First Floor Landing

Access to loft, vertical electric radiator.

Bedroom 1 14' 5" x 12' 0" (4.39m x 3.65m)

Carpet, electric radiator, double glazed window to the front, built in double and triple wardrobes.

Jack and Jill En-suite Bathroom 11' 10" x 5' 0" (3.60m x 1.52m)

Beautifully appointed and fitted with 3 piece white suite with large bath, with mixer taps and electric shower unit over, wash basin set to vanity unit, WC, fully tiled walls and flooring, built in storage cupboard housing hot water cylinder, chrome electric towel

radiator, extractor fan, double glazed window to the side doors to Bedrooms 1 and 2.

Bedroom 2 11' 10" x 9' 2" (3.60m x 2.79m)

Double glazed window to the rear with views over fields, built in double wardrobe, electric radiator.

Bedroom 3 9' 0" x 15' 10" (2.74m x 4.82m)

2 double glazed windows to the front overlooking large lawn, built in double wardrobe.

Main Bathroom 5' 0" x 8' 10" (1.52m x 2.69m)

Another beautiful bathroom with tiled walls and flooring, fitted with white 3 piece suite including roll top bath with electric shower unit over, wash basin set to vanity unit with cupboards below, WC, chrome electric towel radiator, double glazed window to the side, extractor fan.

Outside

The main lane to Netley Hall Estate leads up to gated access which leads on to a gravel driveway. Gravel pathway to the rear and pathway to the front. The property sits on just over an acre of land towards the front of the property which is mainly laid to lawn and there is a small, useful outbuilding. Further land is potentially available, by separate negotiation.

Services

Mains electricity and water are connected. Drainage is by septic tank.

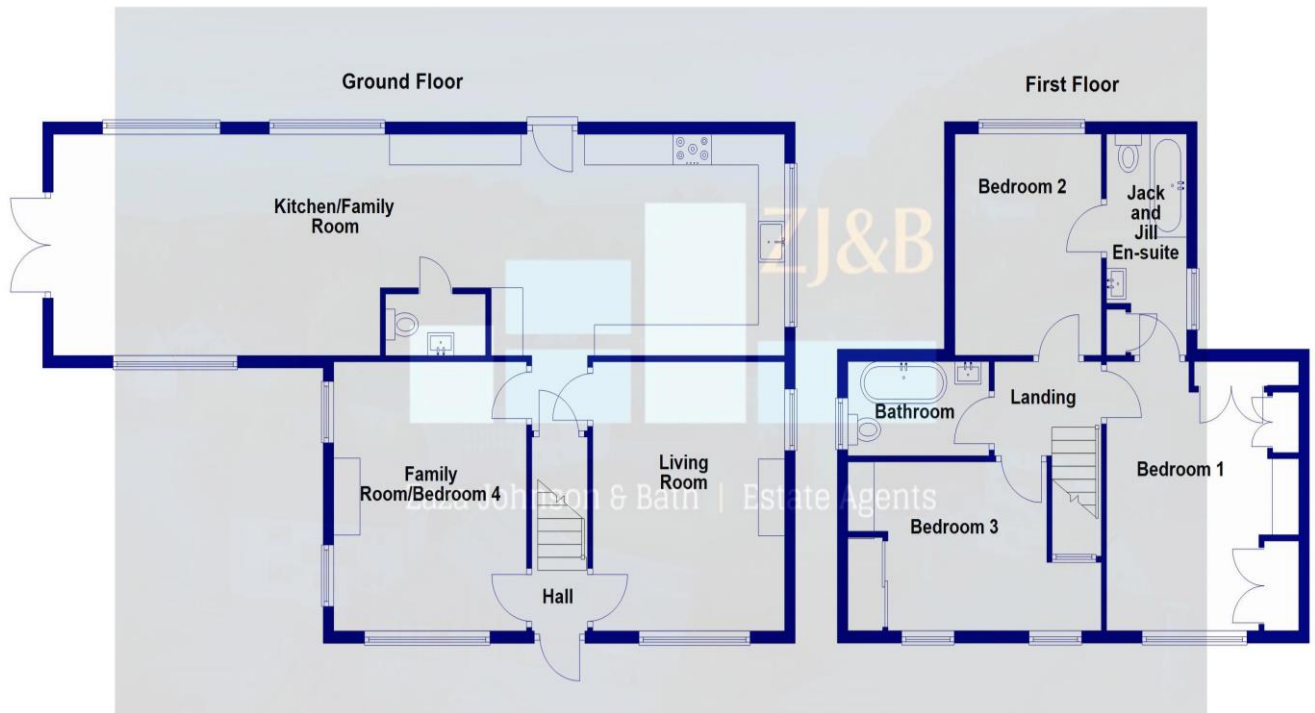
Directions

Netley Hall Estate is approximately 8.5 miles from Shrewsbury. Take the A49 towards Church Stretton. On entering Dorrington, continue through the village and turn right into Church Road follow the country lane take the first left turning signposted Netley Hall Estate. The property will be found on the right hand side just before the entrance to Netley Hall.

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**



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FLOOR PLANS FOR GUIDANCE ONLY

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

Coachmans Cottage Netley Hall Netley SHREWSBURY SY5 7JZ	Energy rating E	Valid until:	11 February 2034
		Certificate number:	1334-3522-1300-0932-3296

Property type Detached house

Total floor area 112 square metres

Rules on letting this property

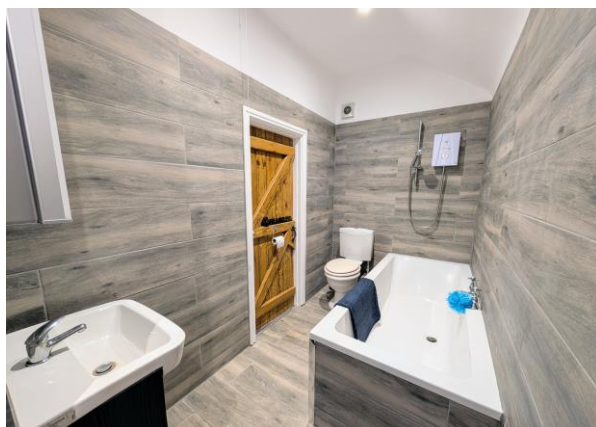
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is E. 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