

BOWEN

PROPERTY SINCE 1862



Asking Price £425,000

The Bridge, Northwood, Shrewsbury, SY4 5NN

🏠 3 Bedrooms

🚿 2 Bathrooms

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General Remarks

Deceptively spacious detached house, recently renovated with detached double garage and ample parking. The property enjoys a good size plot in a pleasant rural location in the hamlet of Northwood located between the market towns of Wem and Ellesmere.

Location: The property occupies a pleasant position in the semi-rural hamlet of Northwood, with its own community pub, located between the popular market towns of Wem (4.5 miles), Ellesmere (5 miles). Both towns boast excellent facilities with Wem having the benefit of a railway station with links to Crewe and London and great road links to Birmingham and Manchester.



Accommodation

Spacious Entrance Hall: Wood effect flooring, two wall mounted electric heaters, built-in store cupboard with shelving, matching wall lights.

Cloakroom: Installed 2023. Tile floor, spotlights to ceiling. Low level flush w.c., vanity sink unit with splashback and touch screen wall mounted mirror above, heated towel rail.

Open Plan 'L' shape Lounge/Dining Area: 21' 11" x 18' 0" (6.68m x 5.48m) Wood effect flooring, coving to ceiling, dual aspect windows with french doors to outside. Multi-fuel stove on a tile hearth set in a brick inglenook. Air conditioning unit.

Kitchen: 15' 5" x 11' 8" (4.70m x 3.55m) Wood effect flooring. Spotlighting and downlights. Range of fitted wall cupboards and matching base units with worktop surface, small breakfast bar, Floor to ceiling units to one wall with pull out larder cupboard and recess for refrigerator/freezer. Built-in store cupboards. 1.5 sink and drainer with mixer taps. Spaces for appliances (ie) dishwasher, washing machine. Built-in electric oven, 4 ring halogen hob with extractor hood above. Half glazed stable style door to outside.

Study/ Bedroom 4: 9' 5" x 9' 3" (2.87m x 2.82m) Dual aspect windows, Air condition unit, built-in cupboard/wardrobe.

Spindle Stairs to first floor and spacious landing area: dual aspect windows, laundry cupboard with cylinder (installed 2024) and slatted shelves. Two wall



mounted electric heaters, matching wall lights. Access to roof space via loft ladder.

Bedroom 1: 18' 0" x 12' 0" (5.48m x 3.65m) Dual aspect windows, wall heater. Two built-in double door wardrobes with built-in drawers and shelves.

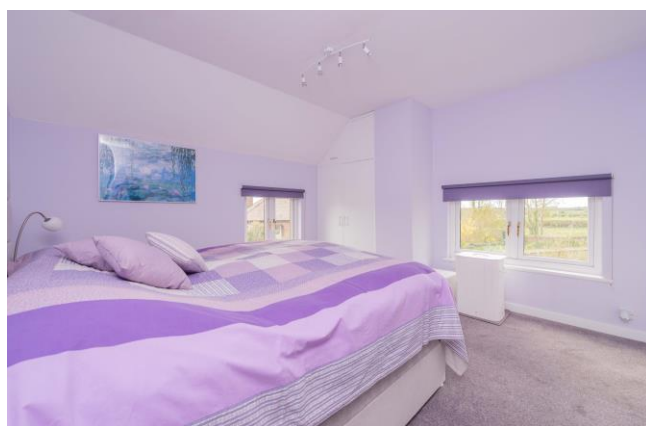
En Suite Shower Room: 6' 9" x 6' 7" (2.05m x 2.00m) Installed 2023. Underfloor heating. Spotlights to ceilings. Low level flush w.c, vanity sink unit with double door mirror wall cabinet and wall cupboard, shower cubicle with electric shower. Heated towel rail and extractor fan.

Bedroom 2: 13' 11" x 9' 9" (4.23m x 2.96m) Built-in double door wardrobe with hanging rail and shelf.

Bedroom 3: 13' 11" x 9' 4" (4.23m x 2.84m) Dual aspect windows. Double door built-in wardrobe with shelf and hanging rail.

Bathroom: 9' 2" x 8' 1" (2.79m x 2.47m) Installed 2023. LVT flooring and sky light. 'P' shape bath with mains fed shower and shower screen, vanity sink unit with illuminated mirror above, low level flush wc, extractor fan, heated towel rail.

Outside: The property is approached via double wooden gates over a grave/stone providing parking. The gardens are enclosed and mainly laid to lawn with a large wrap around patio to the house providing great entertaining space with numerous seating areas within the garden. Pergola and built-in BBQ.



Raised wooden border housing outside tap and outside lighting. Wooden gate on to a stone drive, enclosed side gate with side and rear outside lights, brick double garage, rafters storage, two raised bed wooden planters by wrap around patio, outside tap, lawn area, pergola patio and BBQ.

Detached Double Garage: power and light, overhead rafters providing storage space.

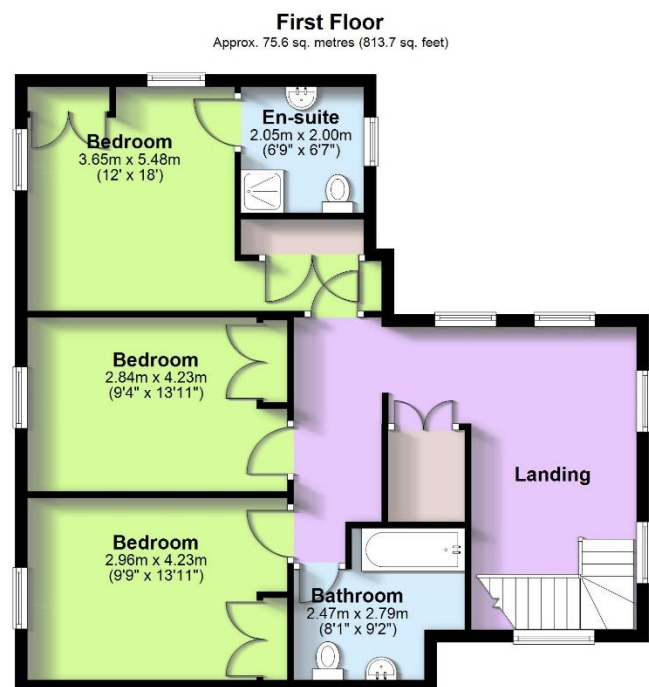
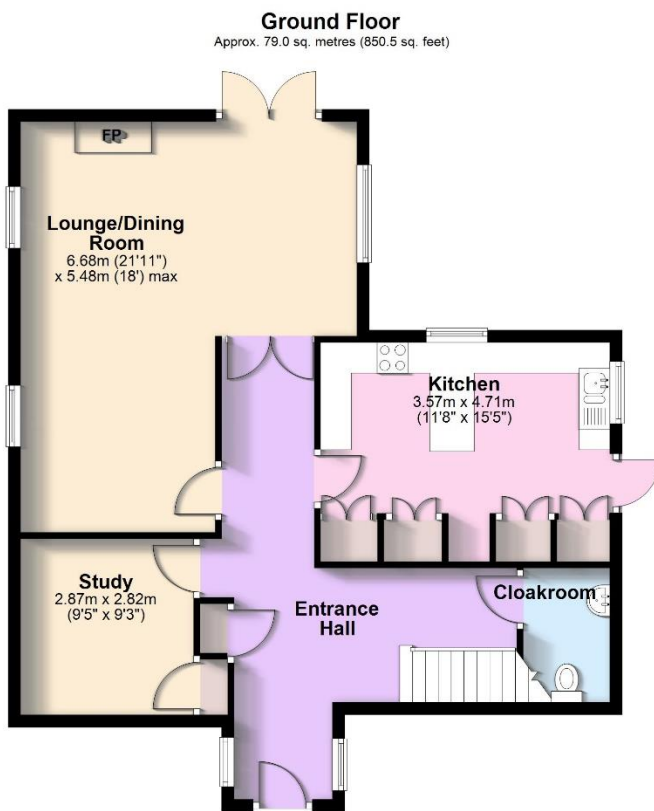
Directions: From Ellesmere proceed out of the town along A495 signposted Shrewsbury/Whitchurch. After passing the Mere on the left turn left continuing for approximately 3 miles into the village of Welshampton. After passing The Sun Inn on the left take the next right signed posted Wem (B5063). Proceed for approximately 2 miles into the hamlet of Northwood, over the small bridge where after a short distance 'The Bridge' can be identified on the left handside.

Council Tax Band 'E' EPC Rating 61|D:

What3Words: ///eggs.talents.pronouns:

Tenure: We are informed that the property is freehold subject to vacant possession upon completion

Viewings & Further Information: For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.



Total area: approx. 154.6 sq. metres (1664.2 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.