



10 Aston Village, Aston, Wem, Shrewsbury, SY4 5JH

2 bedroom detached house—£360,000 Freehold

10 Aston Village, Aston, Wem, Shrewsbury, SY4 5JH

Coopergreenpooks.co.uk

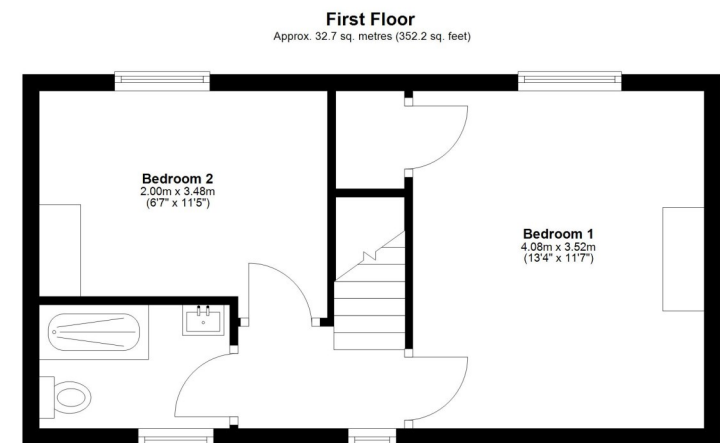
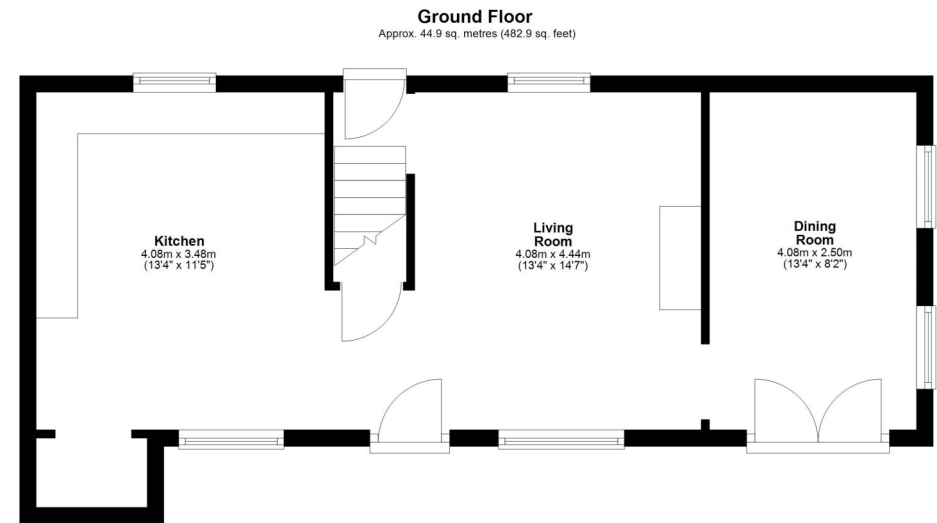
£360,000 Freehold—2 bedroom detached house

sales@cgpooks.co.uk

Located in an idyllic semi-rural setting yet within walking distance of Wem. This stunning Grade II Listed detached stone cottage has been newly renovated to a very high standard, whilst providing both characterful and modern accommodation with a beautiful private garden and views.

KEY FEATURES

- Lots of impressive original features, along with more contemporary additions.
- Fully modernised and restored to a very high standard, both inside and out, with exposed beams, feature arched windows and light oak boarded flooring throughout the ground floor.
- Living room with windows to 2 elevations and an exposed original fireplace with wood burner.
- Separate sitting room with windows to side and glazed double doors to garden. This room could easily be used as a home office or further bedroom if required.
- Stylish and newly fitted kitchen/dining room, with a range of modern units and quartz worksurfaces. There is also a walk-in store/larder.
- Staircase from entrance area to landing where there are 2 bedrooms and a newly fitted shower room.
- Partial double-glazed windows and LPG gas fired central heating.
- Private gravelled driveway which also leads to the rear of the property where there is an extensive sun terrace.
- Superb mature garden which is laid mainly to lawn with established trees. There is also a secondary driveway at the rear.
- Lovely setting in a very pretty area, a short distance from the market town of Wem, which has good schools, lots of amenities and a main line railway station. Shrewsbury is also just a 20-minute drive away.
- No onward chain.



Total area: approx. 77.6 sq. metres (835.1 sq. feet)









10 Aston Village, Aston, Wem, Shrewsbury, SY4 5JH

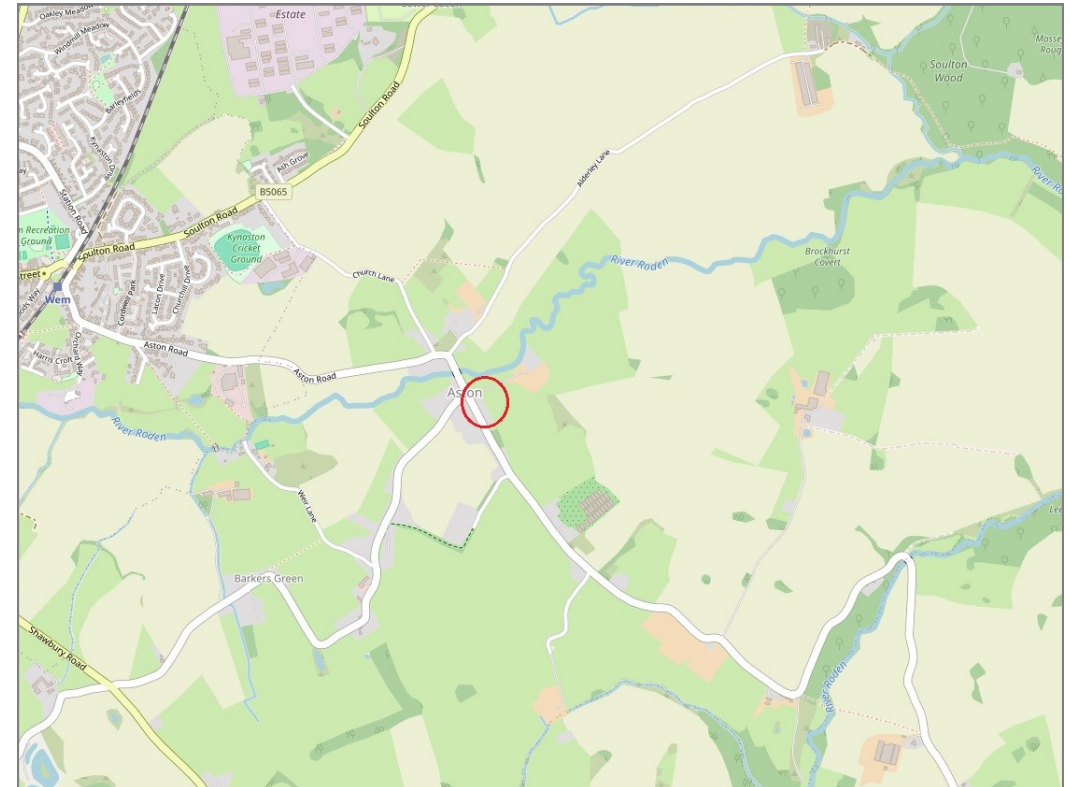
£360,000 Freehold—2 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS®
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	TBC
EPC Band	TBC
Services	Mains water and electricity are connected Heating is LPG and drainage is via septic tank

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

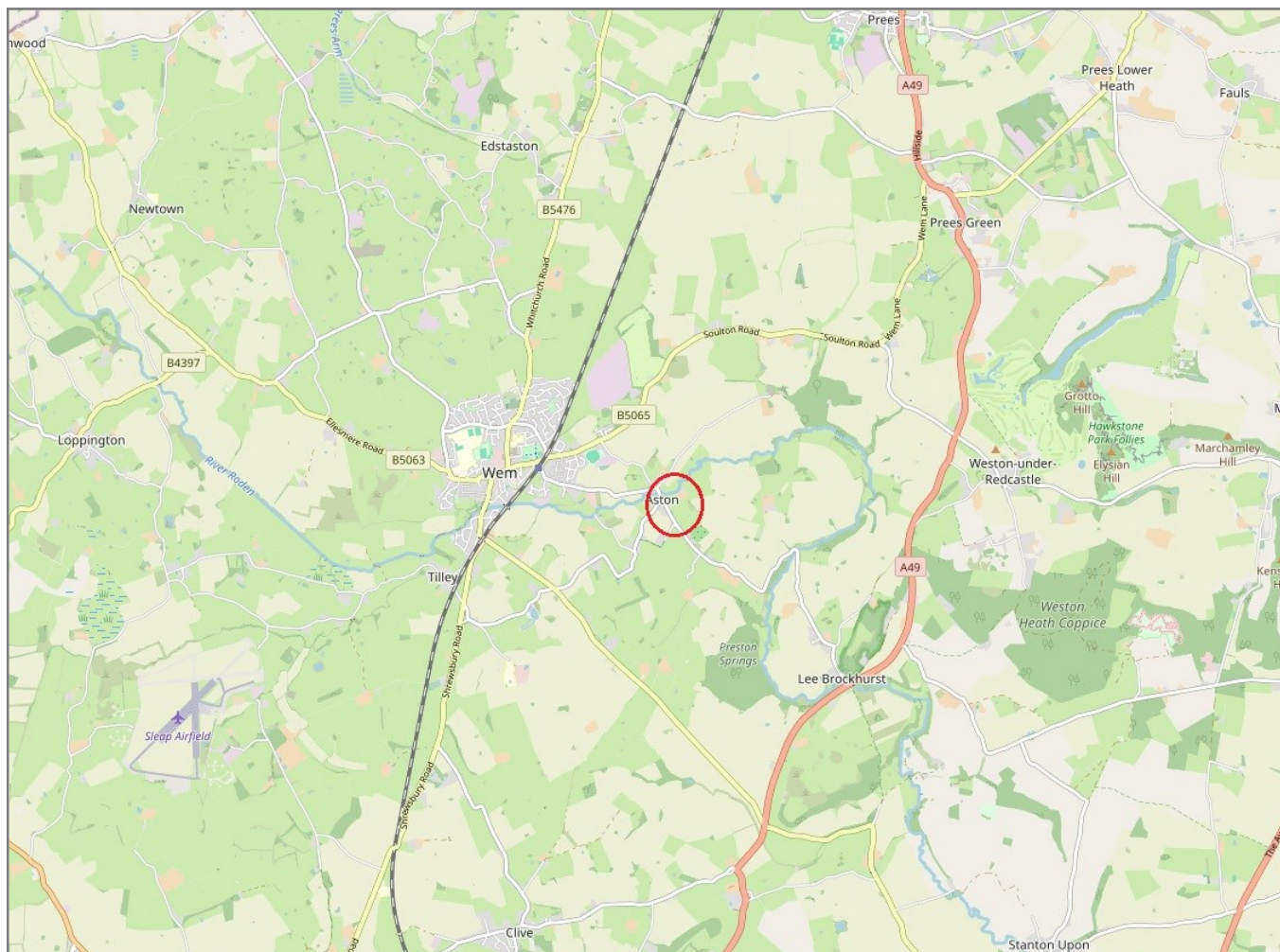
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

10 Aston Village, Aston, Wem, Shrewsbury, SY4 5JH

Coopergreenpooks.co.uk

£360,000 Freehold—2 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.