



**16 Shotton Hall, Harmer Hill, Shrewsbury, SY4 3DW**

3 bedroom terraced house—£245,000 Leasehold with a share of the Freehold



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£245,000 Leasehold with a share of the Freehold—3 bedroom terraced house

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

Occupying a lovely position within the idyllic grounds of Shotton Hall, this beautiful sandstone cottage of character forms one of the oldest sections of the hall, having been improved over the years to provide well-presented and thoughtfully designed accommodation, benefitting from plenty of parking and access to 4 acres of beautiful communal gardens, which are owned by the residents, and adjoins open countryside.

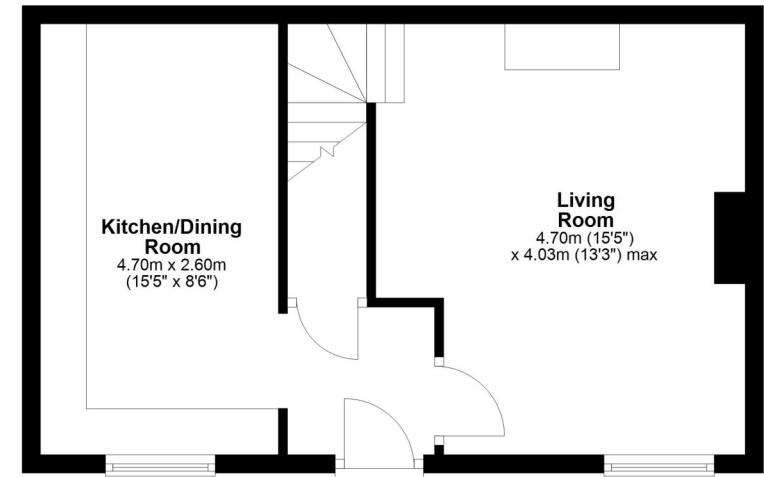
## KEY FEATURES

- Entrance hall with very useful under stairs storage
- Open plan kitchen/dining room, complete with integrated appliances, plumbed in fridge/freezer and under floor heating
- Good sized living room with feature fireplace, which as flue connections ready for a wood burning stove
- Light and spacious landing, previously used as a study
- Three bedrooms, two doubles and a single, and a separate fully tiled family bathroom
- Double glazed windows and gas fired central heating
- Plenty of parking for resident's use
- The stunning gardens total approx. 4 acres and are owned by the residents, with 1/23rd being owned by number 16. The gardens include areas of lawn and woodland, which adjoin open countryside
- A lovely quiet location in the village of Harmer Hill, and just a 10-minute drive from Shrewsbury
- The property is being sold with a share of the freehold and a 995 year lease with no ground rent to pay and a service charge of £459.53 six monthly
- No upward chain

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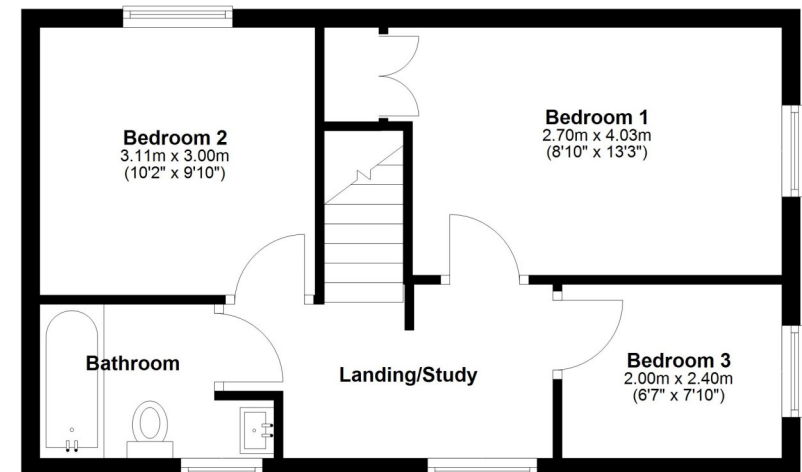
## Ground Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



## First Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 74.2 sq. metres (798.7 sq. feet)





















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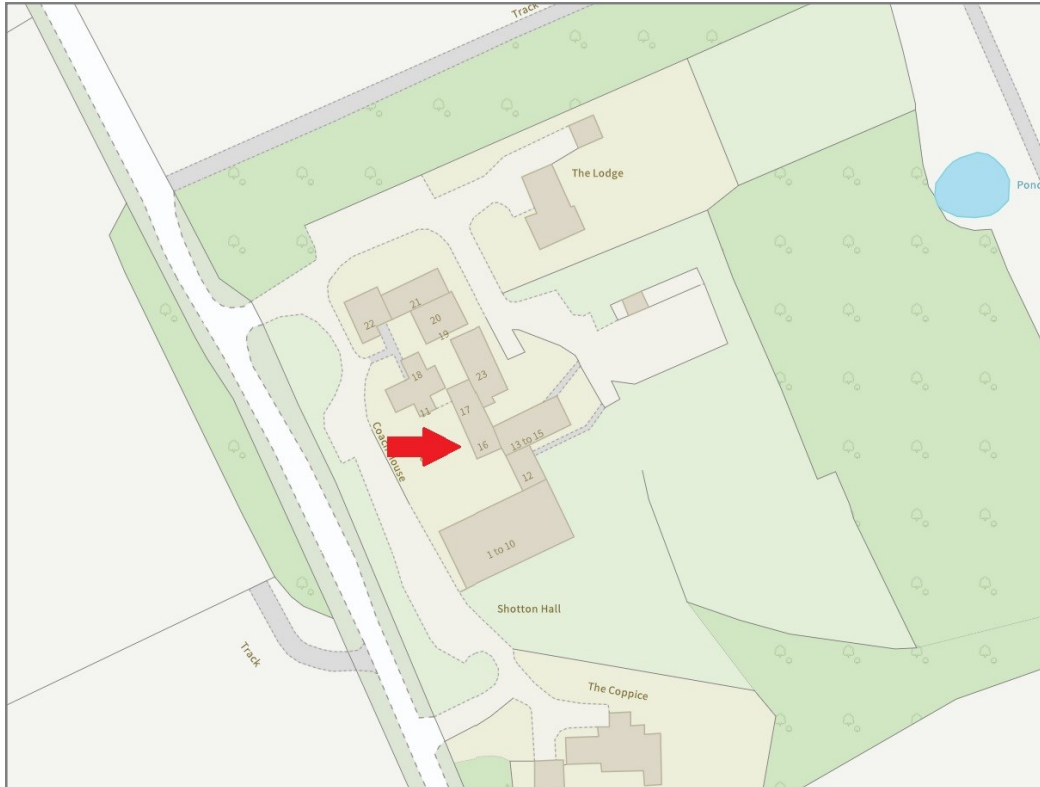
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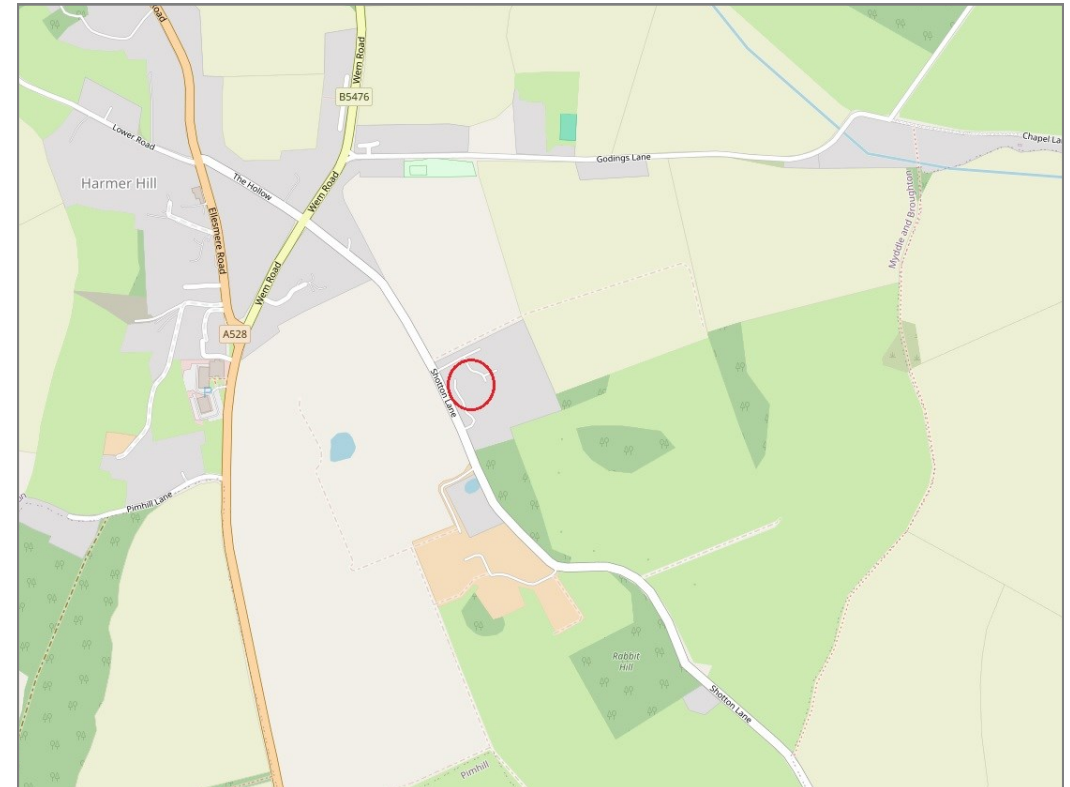
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Leasehold with a share of the Freehold</b>
Lease Length	<b>995 years remaining</b>
Service Charge	<b>Approx £495.53 every 6 months</b>

Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>TBC</b>
Services	<b>Mains water, electricity and drainage are connected</b>

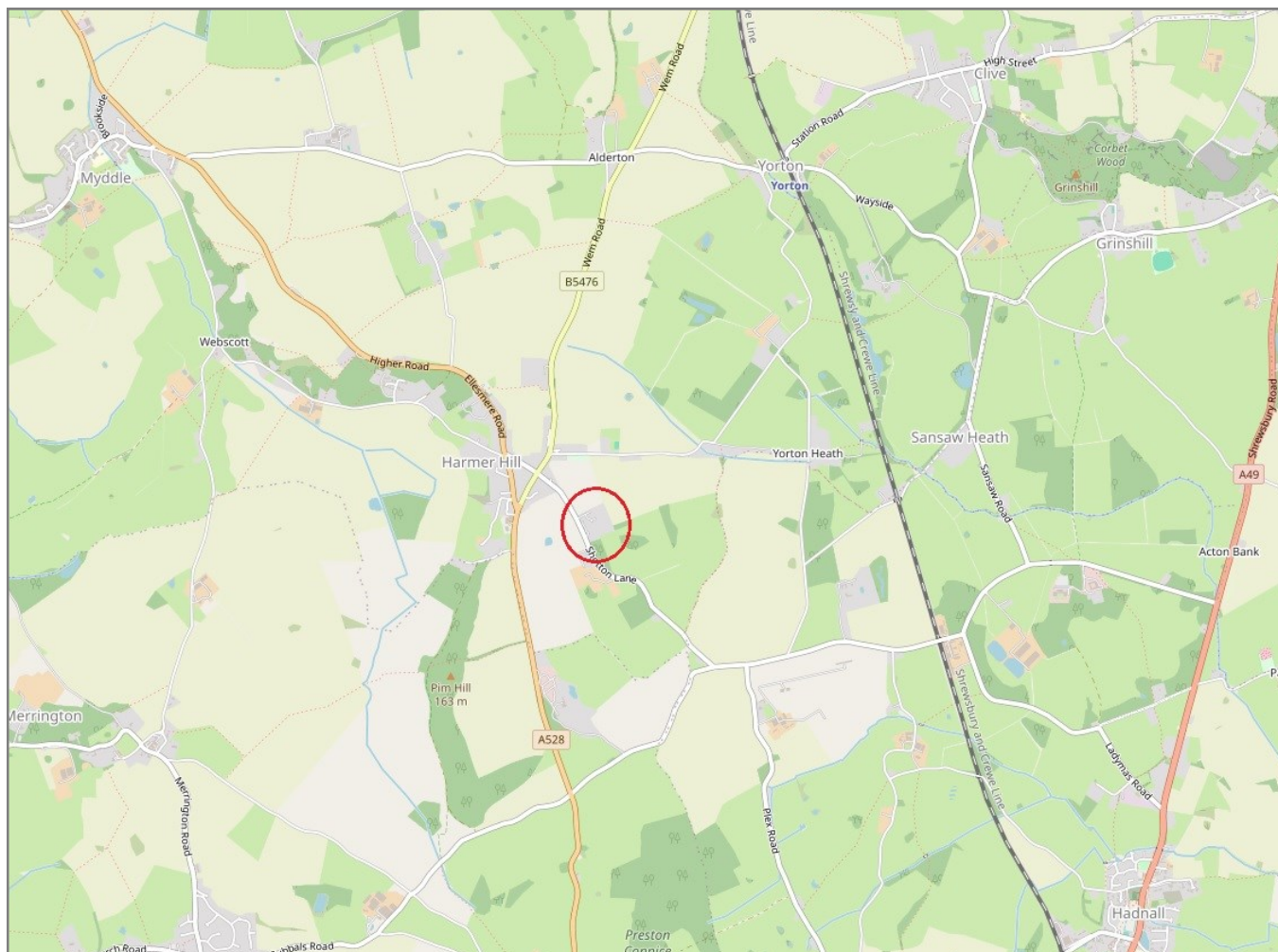


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