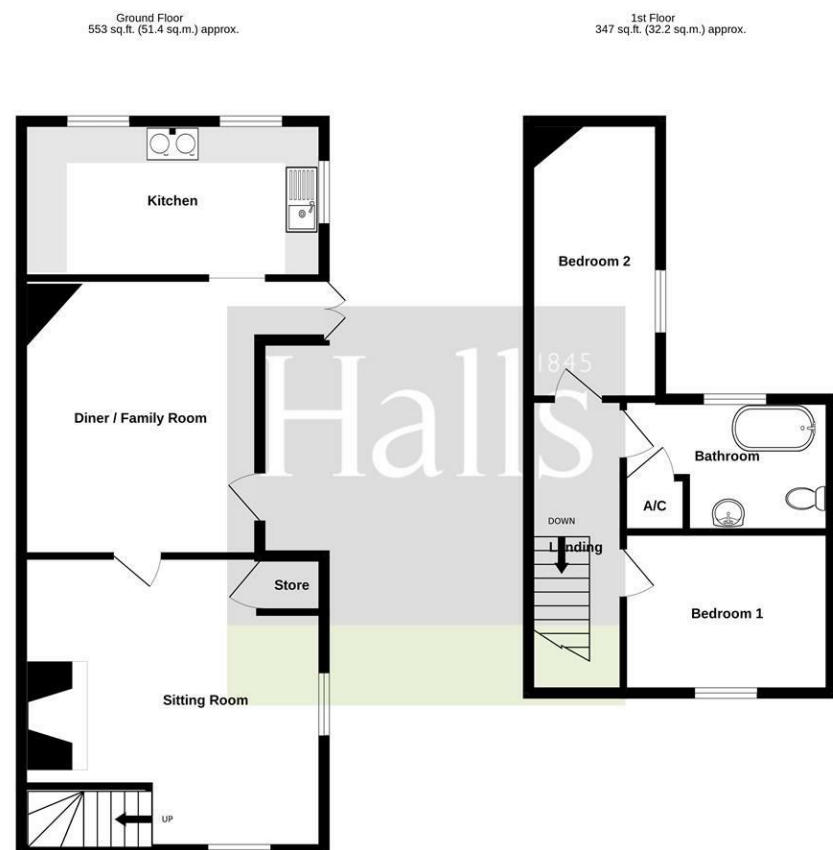


FOR SALE

6 School Lane, Marchamley, Shrewsbury, SY4 5LD



TOTAL FLOOR AREA: 900 sq.ft. (83.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, heights and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 02/24



FOR SALE

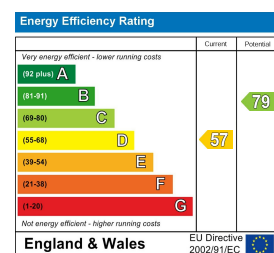
Offers In The Region Of £295,000

6 School Lane, Marchamley, Shrewsbury, SY4 5LD

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



This charming character cottage in the village of Marchamley is being offered for sale with NO CHAIN. It was extended 15 years ago and still retains many of its original features including range and exposed timbers. There are amazing views towards North Shropshire and South Cheshire from the cottage and gardens. It briefly comprises Diner / Family Room, Sitting Room, Kitchen, two bedrooms and bathroom.



01948 663 230

Whitchurch Sales
 8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
 E: whitchurch@hallsgb.com



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Mileages: Hodnet 1.2 miles, Shrewsbury 16.3 miles, Newport 14.1 miles, Telford 16.4 miles, Whitchurch 8.8 miles (all distances are approximate)



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Charming Semi Detached Cottage
- Period Features & Great Views
- Sitting Room, Diner/ Family Room
- Kitchen, 2 Bedrooms, Bathroom
- Attractive Cottage Style Gardens
- Boiler House / Utility Room
- Parking for 3 Cars, Potting Shed
- NO UPWARD CHAIN

Location

The property is located in the un-spoilt village of Marchamley which is close to Hodnet where there is a local shop, primary school, Post office, Medical Centre with pharmacist, local pub & restaurant. The surrounding area is noted for its lovely open countryside and walks including Hawkstone Follies. A good selection of amenities can be found at Wem, including shops, schools and a rail service, alternatively there is Whitchurch to the north and Shrewsbury to the south.

There is a selection of state and private schooling Adams Grammar School and the girls High School in Newport, Wrekin College in Wellington, Ellesmere College, Sir John Talbot's in Whitchurch, Shrewsbury Sixth Form College and Shrewsbury School.

Commuters will find that the property is well placed with access to a number of commercial centres including Telford/M54 motorway and Wolverhampton, Chester or The Potteries.

Brief Description

This charming late 19th Century cottage has been extended by the previous owners to provide the following accommodation over two floors. There is a side entrance door that opens into a Dining / Family Room, sitting room with exposed timbers and feature fire place, kitchen and to the 1st floor are two bedrooms and a bathroom with roll top bath.

The property retains many of its original features and charm and there are amazing views from the house and gardens over to the Shropshire/ Cheshire plains.

The cottage has parking for at least 3 cars, large landscaped terraced gardens and a brick built utility / boiler house.

Accommodation Comprises

Side entrance doors opens into the

Dining Room / Family Room

14'8 x 12'6 (4.47m x 3.81m)

Feature original cast iron range with open fire, tiled floor with electric underfloor heating, radiator and spot lighting.

Kitchen

16' x 9'3 (4.88m x 2.82m)

Attractive bespoke light oak kitchen with a wide range of base and wall mounted units, work top surfaces, Belfast sink, integrated fridge freezer, integrated dishwasher and Range style cooker. There are windows that overlook the gardens and seating area. There is a tiled floor, radiator and spot lights.

Sitting Room

16' x 15'7 (4.88m x 4.75m)

Feature exposed timbers, brick fireplace with open fire and double glazed windows to the front and side of the cottage. There is a door to storage cupboard and door to the staircase.

1st Floor Landing

Stairs ascend to a spacious landing with double glazed window, radiator and loft hatch.

Bedroom One (front)

11' x 8'6 (3.35m x 2.59m)

Double glazed window with great views towards North Shropshire & South Cheshire. There are exposed floor boards and a radiator.

Bedroom Two (side)

14'1 x 7'1 (4.29m x 2.16m)

Double glazed window with great views towards North Shropshire & South Cheshire and there is also a feature corner fire place.

Bathroom

Attractive white suite comprising roll top bath with shower over, low flush W.C and wash hand basin. There is a window overlooking the rear garden, exposed floor boards and door to the airing cupboard.

Outside

The property is accessed off School Lane to a gravelled drive suitable for at least 3 cars. There is a small garden to the front with plants and shrubs and a path leading to a gate which opens into the main area of gardens. There is a sheltered paved seating area behind the utility/boiler room and surrounding mature borders with a wide variety of plants and shrubs. There are sleeper steps that lead to the top level of the garden which is laid to lawn, further raised seating area, brick built out house / potting shed and flower borders and a raised bed. The gardens are bordered by fencing and mature hedgerows.

Utility / Boiler Room

10'2 x 7'6 (3.10m x 2.29m)

Belfast sink with hot and cold running water, floor mounted oil fired boiler, power, lighting and plumbing for a washing machine.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at rightmove.co.uk & [Onthemarket.com](http://onthemarket.com) WH1504 120624 (Draft Details)

Directions

From Whitchurch drive south on the A49 until you get the Prees Heath roundabout. Take the 1st exit A41 and follow the road for about 2 miles and after you have driven through Higher Heath turn right sign posted Hodnet. Follow the road for about 3 miles and turn right at the grass triangle. Ignore the 1st turning in the right but follow the road straight up and after about 100 metres turn right into School Lane. Follow School Lane down for about 500 metres and The Old Manor House is located on the left hand side.

What 3 Words: cubic.washroom.binds

Council Tax - Shropshire

The current Council Tax Band is 'C'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a shared septic tank.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.