

**FOR SALE**

Offers in the region of £410,000

4 Park Villas, Coton, Whitchurch, Shropshire, SY13 2RE

This wonderful family home has been extended by the present owners to provide the following accommodation. Entrance hall, sitting room with feature fire, dining & family room, cloakroom with W.C, breakfast kitchen and garden room. To the 1st floor are 5 good sized bedrooms and a modern family bathroom. The property offers versatile accommodation and viewing is highly recommended. To the front is a drive suitable for up to 6 cars there is also an attached double garage. To the rear is a large garden with lawns, mature flower borders and seating area.



Wem 5 miles, Whitchurch 6 miles and Ellesmere 9 miles. All distances are approximate.



- Wonderful Extended Family Home
- Hall, Living Room, Cloaks
- Dining & Family Room
- Breakfast Kitchen, Garden Room
- 5 Bedrooms & Bathroom
- Parking for 6 Cars, Double Garage
- Large Rear Garden, Rural Location
- No Upward Chain

Location

4 Park Villas is located in the semi rural hamlet of Coton which lies between Whitchurch & Wem. Wem is about 5 miles away where there are local shops, a supermarket, a primary and secondary school and leisure / sports facilities. Prees train station is 1.7 miles away. For families with children the property is on the bus route to Thomas Adams Secondary School & Sixth Form College. Whixall Primary School is 1.5 miles away and the bus route for South Cheshire college is just 600m away.

There is a local cricket club at Coton Hall and many other sports and leisure facilities in Whitchurch & Wem.

Brief Description

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To the front is a drive suitable for up to 6 cars there is also an attached double garage. To the rear is a large garden with lawns, mature flower borders and seating area.

Accommodation Comprises

Front entrance door opens into reception hallway, door to living room and stairs to first floor.

Living Room

14'11" x 14'10" (4.55m x 4.52m)

With feature log burner on slate hearth, solid wood flooring, window with front aspect, radiator, door to the dining & family room.

Dining & Family Room

18'5" x 13'8" max (5.61m x 4.17m max)

Providing a good sized dining area and family space, LVT wood effect flooring, window to side, 2 x radiators, door to W.C, archway leading through to the breakfast kitchen.

Cloakroom

Comprising white W.C and wash hand basin, window to side and extractor.

Breakfast Kitchen

18'3" x 10'6" (5.56m x 3.20m)

Comprising a range of modern fitted base and wall units with laminate worktop over, breakfast bar, 1 1/2 bowl composite sink inset with mixer tap, integrated dishwasher, Leisure Cuisine Master electric oven, electric hob and extractor hood, space and plumbing for a washing machine and tumble dryer, traditional style column radiator, ceiling downlights, Velux window, window to side and uPVC door to rear garden, window with rear aspect. archway leading to the garden room.

Garden Room

11'9" x 7' (3.58m x 2.13m)

The garden room is directly off the kitchen, opening up the kitchen area and providing a peaceful and light space overlooking the rear gardens. Bifold doors open up onto the natural stone patio area, a large window to the rear and a further skylight flood the room with light and warmth. traditional style column radiator, LVT flooring, pendant light.

1st Floor Landing

Loft access.

Bedroom One (front)

15'2" x 9'2" (4.62m x 2.79m)

Two windows with front aspect, radiator, built in wardrobe, loft access.

Bedroom Two (rear)

13'10" x 10'3" (4.22m x 3.12m)

Built in mirrored wardrobe, radiator, window to rear, feature fire place (non operational).



4 Reception
Room/s



5 Bedroom/s



1 Bath/Shower
Room/s



Bedroom Three (front)

13'10" x 10'2" (4.22m x 3.10m)

Built in mirrored wardrobe with HW cylinder and shelving, window to front, radiator and feature fireplace (non operational).

Bedroom Four (front)

10'5" x 7'9" (3.18m x 2.36m)

Window to front, built in double wardrobe, shelving, radiator.

Bedroom Five (rear)

11'4" x 6'7" (3.45m x 2.01m)

Window to rear, radiator. This room has potential for conversion to an ensuite to the master bedroom.

Family Bathroom

9'9" x 6'10" (2.97m x 2.08m)

Comprising white suite with low level W.C, pedestal wash hand basin, bath with tongue and groove panelling, walk in corner shower unit with electric shower, fully tiled walls and floors, window to rear, extractor fan.

Outside

To the front of the property there is gravelled driveway suitable for up to 6 cars. The property is located on a quiet country lane and has open views over fields.

To the rear there is a good sized private garden with countryside views. There is a gravelled seating area and several raised sleeper vegetable/flower beds, an attractive natural stone paved patio runs along the side and rear of the property. There is also outside lighting and an outside tap. Side access to front of property.

Garage

16'4" x 15'7" (4.98m x 4.75m)

Electric roller door, Firebird oil fired boiler, power and lighting.

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 WH1524 582024

Directions

From Wem drive out on the Whitchurch Road for about 4 miles and turn left at the junction signed Coton Park Leading to Gilberts Lane. Follow the lane for just over a mile and the cottage is located on the right hand side.

What 3 Words: [behalf](#) [remaking](#) [chill](#)

Council Tax - Shropshire

The current Council Tax Band is 'B'. 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. Drainage is to a Waste Water Treatment Works shared with the neighbours and looked after by Severn Trent Water. The heating is via an oil fired boiler to radiators.

Tenure - Freehold

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

Anti-Money Laundering (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

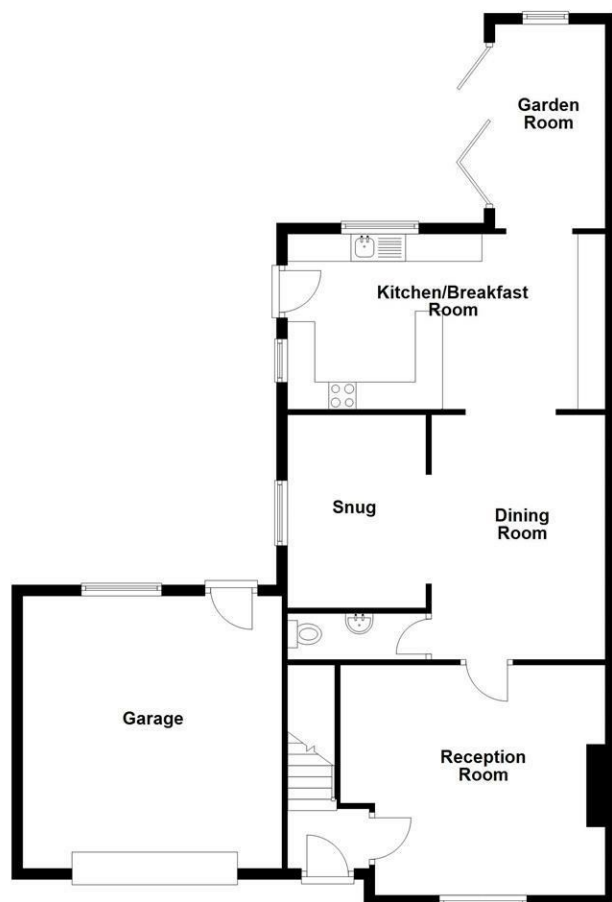
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FOR SALE

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Ground Floor

Approx. 99.6 sq. metres (1072.5 sq. feet)



First Floor

Approx. 86.7 sq. metres (933.0 sq. feet)



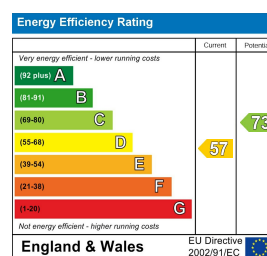
Total area: approx. 186.3 sq. metres (2005.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

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 Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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