

TO LET

£1,200 Per Calendar Month

## Keepers Cottage , Shrewsbury, SY4 5NQ

A period country property in a delightful rural location with far reaching views situated a short distance from Wem. The accommodation comprises:- Vestibule, entrance hallway, living room with feature fireplace with log burner, kitchen/diner with pantry, rear hallway and a fully fitted bathroom. On the first floor are three bedrooms and a shower room. Externally there is parking for several cars, private gardens with patio area. There is an boiler room, log store and garage.





- Detached Period Property
- Three Bedrooms
- Two Bathrooms
- Rural Location
- Wonderful Countryside Views
- Garage and Parking



1 Reception Room/s



3 Bedroom/s



2 Bath/ shower room/s

#### Location

Keepers Cottage is situated in the quiet rural hamlet of Wolverley within easy motoring distance of the nearby North Shropshire towns of Wem (3 miles) and Ellesmere (7 miles), both of which, have an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury (15 miles) is also within easy motoring distance and has a more comprehensive range of amenities of all kinds.

#### Vestibule

Having quarry tiled flooring, window to front elevation, exposed brick walls and a fitted bench seat.

#### Hallway

Entered through an original stained glass door, staircase off, window to side elevation, radiator and understairs cupboard.

#### Living Room 17'04" x 14'02" (5.28m x 4.32m)

Having feature brick fireplace with log burner and tiled hearth, large bay window to front elevation, arched window to side elevation and radiator.

#### Kitchen/Diner 13'02" x 10'07" (4.01m x 3.23m)

Pine fitted kitchen comprising base units and two plate racks, Belfast sink with swan neck tap, matching work surface, tiled splash back, electric oven and grill, ceramic hob, space and plumbing for washing machine, dual aspect windows, radiator and tiled flooring. Doors into:- Pantry with shelving.

#### Rear Hall

Continuation of tiled flooring, door to rear and radiator.

#### Bathroom 9'08" x 6'02" (2.95m x 1.88m)

Modern four piece suite comprising, panel bath, shower cubicle with 'Aquastream' shower unit, vanity unit with basin and toilet, window to side elevation, extractor fan, chrome heated towel rail and wood effect flooring.

#### Stairs and Landing

#### Bedroom One 16'01" x 10'07" (4.90m x 3.23m)

Window to front elevation and radiator. Door into:- Walk in wardrobe with window to front elevation.

#### Bedroom Two 13'05" x 10'01" (4.09m x 3.07m)

Window to rear elevation and radiator.

#### Bedroom Three 9'02" x 7'07" (2.79m x 2.31m)

Window to rear elevation and radiator.

#### Shower Room

Having shower cubicle with 'Aquastream', low level WC, pedestal wash hand basin, window to side elevation, chrome heated towel rail, extractor fan, wood effect flooring. Door into:- Airing cupboard with immersion tank and shelving.

#### Exterior

#### Boiler/Utility Room

Oil fired boiler, space and plumbing for washing machine and tumble dryer.

#### Garage 14'11" x 9'10" (4.55m x 3.00m)

Having concrete flooring, and rear pedestrian access into a log store.

#### Driveway and Gardens

The property is approached via a five bar wooden gate onto a gravel parking area, to the front of the property is the oil tank and bordered by mature hedging. A garden gate leads into the side garden, having a large lawned area surrounded by mature borders and hedging. To the rear is a paved patio area.

#### Tenancy Terms

Rent £1200 pcm

Deposit equivalent to 5 weeks rent

First months rent and deposit payable in advance

The property is to be let on an unfurnished basis

Sorry no smokers

#### Services

Mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

#### Council Tax

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

#### Directions

From Wem head out on the Ellesmere road (B5063). Travel for about 2 miles, take the left hand turning for Loppington (B4397). Continue towards Loppington then take the first right hand turning and after a short distance the property will be found on the left hand side.

#### Viewing

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

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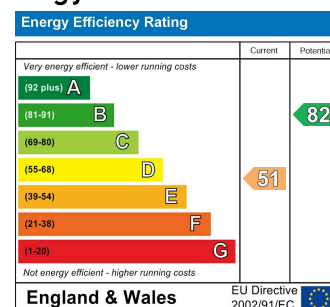
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## Energy Performance Ratings



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