



1 Shrewsbury Road, Cressage, Shrewsbury, Shropshire, SY5 6AA

BERRIMAN  
EATON





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A fully renovated detached cottage with large gardens, parking for 5 vehicles and outbuildings, by a reputable developer with a history of quality restorations whilst retaining the character and charm. With four bedroom and two bathrooms accommodation, the interior has a stylish 'ready to go' finish with quality appliances and carpets. This is a popular village location between Much Wenlock and Shrewsbury with a nearby bus service.

NO UPWARD CHAIN.

Much Wenlock - 4.1 miles, Bridgnorth - 11.7 miles, Shrewsbury - 11.1 miles, Telford - 9.2 miles, Welshpool - 27.6 miles (All distances are approximate).

**1 SHREWSBURY ROAD**  
CRESSAGE, SHREWSBURY

HOUSE: 134.1sq.m. 1,443.4sq.ft.  
BARN/WORKSHOP: 21.9sq.m. 229.8sq.ft.  
**TOTAL: 155.5sq.m. 1,673.2sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



## LOCATION

Cressage is a small village which lies northwest of the medieval market town of Much Wenlock surround by beautiful Shropshire countryside and near to the River Severn and the National Trusts Wenlock Edge. The property lies on the A458 giving excellent network links and also offers a village shop, primary school and medical practice. More comprehensive facilities can be found in the nearby towns of Telford and Shrewsbury with good rail links, hospitals and further education.

## SUMMARY

Previously purchased by Auction for renovation, this detached cottage has undergone an extensive programme of refurbishment and is being sold with the necessary building regulations and guarantees. These include; a new roof, floor and wall insulation, tanking, re-wiring, re-plumbing and fully double glazed windows. Re-configured to a more open plan and modern design, the accommodation is deceptively spacious and has a tasteful kitchen and bathroom fittings with a log burner in the sitting room and an en-suite shower room off the principal bedroom.

## ACCOMMODATION

Entering through a stable door into the utility area, a sky light provides further natural light and leads into the recently completed fitted kitchen. A guest cloakroom includes a fitted WC and hand basin with exposed brick work. The fully fitted kitchen area includes an Island and breakfast bar completed with pendant lighting, a range of units having integrated appliances to include: dishwasher, fridge, freezer, oven, hob, extractor and Quartz work tops. Sky lights, four windows and patio doors provide an abundance of natural light with access directly onto the private patio area. Open plan from the kitchen, there is a large sitting/dining area with window to the front and door to the hall with stairs. A separate sitting room includes a log burner with window to the front and door leading into the further large study, the original timber framed part of the cottage having its own external access and stairs to:

Double bedroom with exposed beams and access to the bathroom. On the first floor and accessed by the main staircase, there are three further bedrooms; the principal suite having an en-suite shower room, two further bedrooms with built-in wardrobes and a delightful bathroom with separate shower and bath.

## OUTSIDE

The outside has been expertly landscaped with new stone walls to create a wider, gated entrance into the gravelled drive with the stone walling continuing to create an outside BBQ patio area that has raised flower borders and built in cooking area. Laid with Indian sandstone paving slabs, complete with lighting, external power points and a log store to the side. Beyond the driveway and lawned area, there is a former stable that makes a useful workshop, with a further lean to shed behind. Beyond a 'party barn' - equipped with light and power points plus a screened log store.

## SERVICES

We are advised that mains water, electricity and sewage are connected. The property also benefits from oil-fired central heating and a pressurised hot water system. Verification should be obtained from your surveyor.

## TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

## LOCAL AUTHORITY

Shropshire Council.

Tax Band: TBC.

<https://www.gov.uk/council-tax-bands>

## VIEWING ARRANGEMENTS

Strictly by appointment only, please contact the BRIDGNORTH OFFICE.

## FIXTURES AND FITTINGS

By separate negotiation.

## DIRECTIONS

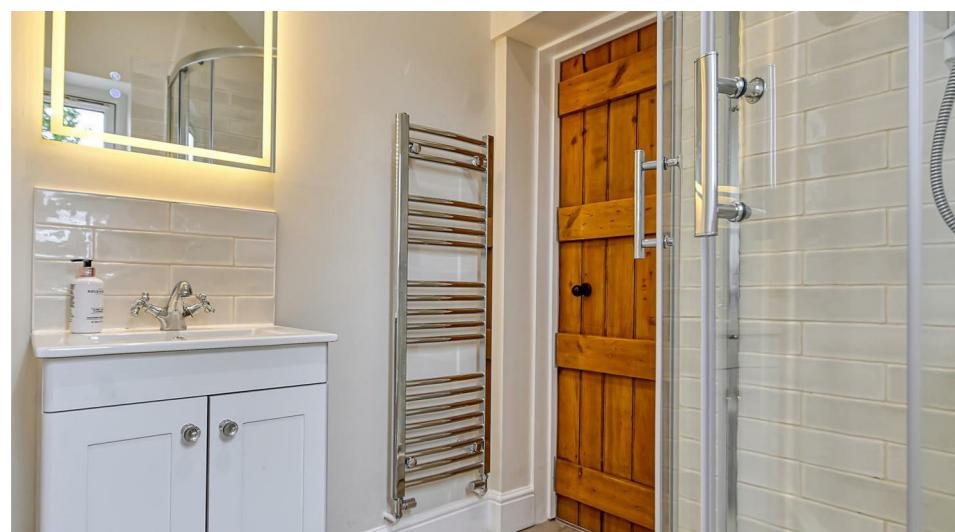
Leaving Bridgnorth on the A458 towards Much Wenlock. Proceed through the village of Much Wenlock keeping on the A458. On entering Cressage continue through around the left hand bend where the cottage can be found along on the left hand side identified by our for sale board.

Asking Price £500,000

EPC: C

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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