



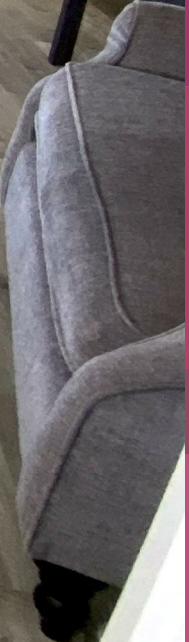
SAMUEL WOOD

Rose Cottage, Allscott, Telford, Shropshire, TF6 5EG

Asking Price £630,000



Home Sweet Home



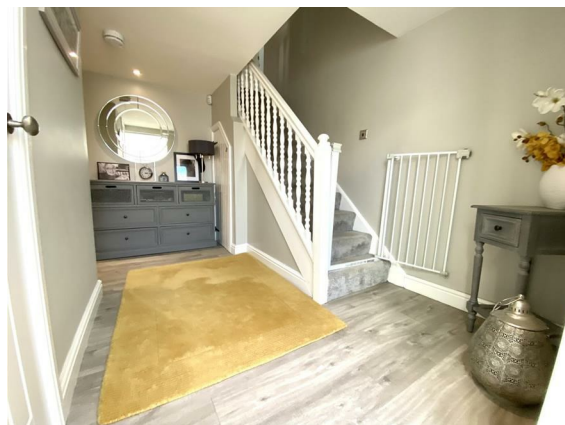
Rose Cottage,

Allscott, Telford, Shropshire, TF6 5EG



- Beautifully Presented Rural Property
- Separate Two Bedroom Annexe
- Modern Family Bathroom & En suite
- Electric Gates
- Fantastic Kitchen
- Five Generous Sized Bedrooms
- Spacious Reception Rooms
- Plot extends to Approx 0.23 Acre
- Stunning Garden & Large Driveway
- EPC Rating E

We are proud to offer for sale this wonderfully improved cottage, combining rustic charm with a stunning contemporary interior and delightful views. Boasting a separate two bedroom Annexe, large gated driveway and beautiful garden Rose Cottage is a must see. Positioned on the outskirts of Allscott, equidistant of Shrewsbury and Telford the property has undergone extensive renovation work by its existing vendors.



Entrance Porch

Entrance door to:

Reception Hall

Wood effect laminate flooring, understairs store cupboard, recessed spot-lights, radiator.

Conservatory 10'9" x 9'10" (3.3m x 3m)

Wood effect laminate flooring, double doors and windows to the patio, radiator.

Study 5'10" x 6'2" (1.8m x 1.9m)

Wood effect laminate flooring, recessed spot-lights.

Dining Kitchen 25'3" x 30'0" (7.71m x 9.15m)

(overall measurements) A good sized room with dual aspect windows to front and rear aspects, recessed spot-lights, wood effect laminate flooring, granite worktops, island, integrated fridge/freezer, dishwasher, oven and hob, recess with electric fire, brick hearth and oak mantle. Stable style door to the utility. Doors to WC/cloakroom, reception hall and living room.

Utility

Laminate flooring, sink, worktops, provision for white goods, storage cupboard spot-lights, door to the rear.

Guest Cloakroom WC

Comprising: WC with wash hand basin to the rear, tiled splash and spot-lights.

Living Room 25'7" x 12'3" (7.8m x 3.75m)

An impressive room with three bay windows to front and side aspects, two further smaller windows, electric fire to brick....., carpet flooring, spot-lights and radiators.



Landing

With wall spot-lights, storage cupboards, doors to five bedrooms and family bathroom.

Master Bedroom 11'11" x 18'0" (3.65m x 5.5m)

Two double glazed windows to the side and rear extensive range of built-in wardrobes, storage and drawers, spot-lights, carpet flooring and radiator.

En-Suite Shower Room

Comprising: Walk-in shower with dual head shower head and waterfall, WC, vanity wash hand basin, spot-lights, radiator, vinyl flooring.

Bedroom 2 13'1" x 11'9" (4m x 3.6m)

Double glazed window to the front, built-in bunk beds with storage under, carpet flooring and radiator.

Bedroom 3 9'10" x 12'7" (3m x 3.86m)

A single room with double glazed window to the front, spot-lights, carpet flooring and radiator.

Bedroom 4 13'1" x 7'4" (4m x 2.25m)

A good sized double room with double glazed window to the front, carpet flooring and radiator.

Bedroom 5 9'10" x 12'7" (3m x 3.86m)

Double glazed window to the front, carpet flooring and radiator.

Family Bathroom

Comprising: bath, WC, wash hand basin, corner shower enclosure, tiled splash areas, vinyl flooring.

Outside

Rose Cottage is approached through large wooden gates onto an extensive gravel driveway with a further block paved driveway which gives access to the annexe. Lawn area stretches to the rear, with hedging and fencing which overlooks the neighbouring farmers field.

Two Storey Annexe

With double glazed entrance door and window to the side.

Kitchen / Living Room 18'0" x 23'7" (5.5m x 7.19m)

With two storage cupboards - one enclosing boiler and hot water cylinder, wooden worktops, Belfast style sink, space for fridge/freezer, oven and cooker hood, tiled floor, double glazed window to the rear overlooking the fields, spot-lights, stairs to the first floor. Open plan to:

Living Room

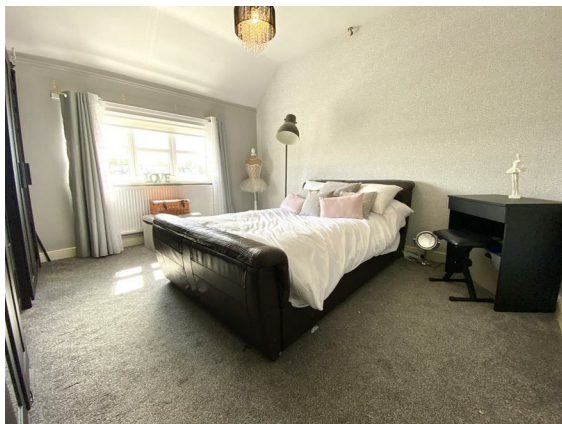
Double glazed window to the front, understairs storage, radiator, spot-lights and carpet flooring.

Ground Floor Shower Room

Comprising: corner shower cubicle, WC, wash hand basin with mirror cabinet over, radiator, double glazed window.

First Floor Landing

Carpeted stairs with modern glass/wooden balustrade, recessed spot-lights, velux roof window, access to two bedrooms.





Bedroom 1 12'3" x 9'8" (3.75m x 2.95m)

Wood effect laminate flooring, double glazed window to the rear.

En-Suite Bathroom

Comprising: bath, WC, wash hand basin, velux window, radiator and vinyl flooring.

Bedroom 2 7'0" x 8'8" (2.15m x 2.65m)

Carpet flooring, double glazed window with views, velux window, radiator. Door to the external staircase leading to the driveway.

Services at the property

We understand that the property has oil heating (Main House) and LPG gas (Annexe), mains electricity, mains water and private (septic tank) drainage.

Telford & Wrekin Council

Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford , TF3 4JG

Council Tax Band: F

Tenure

We understand the tenure is Freehold.

Mortgage Services

We offer a no obligation mortgage service through our in house Financial Advisor. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

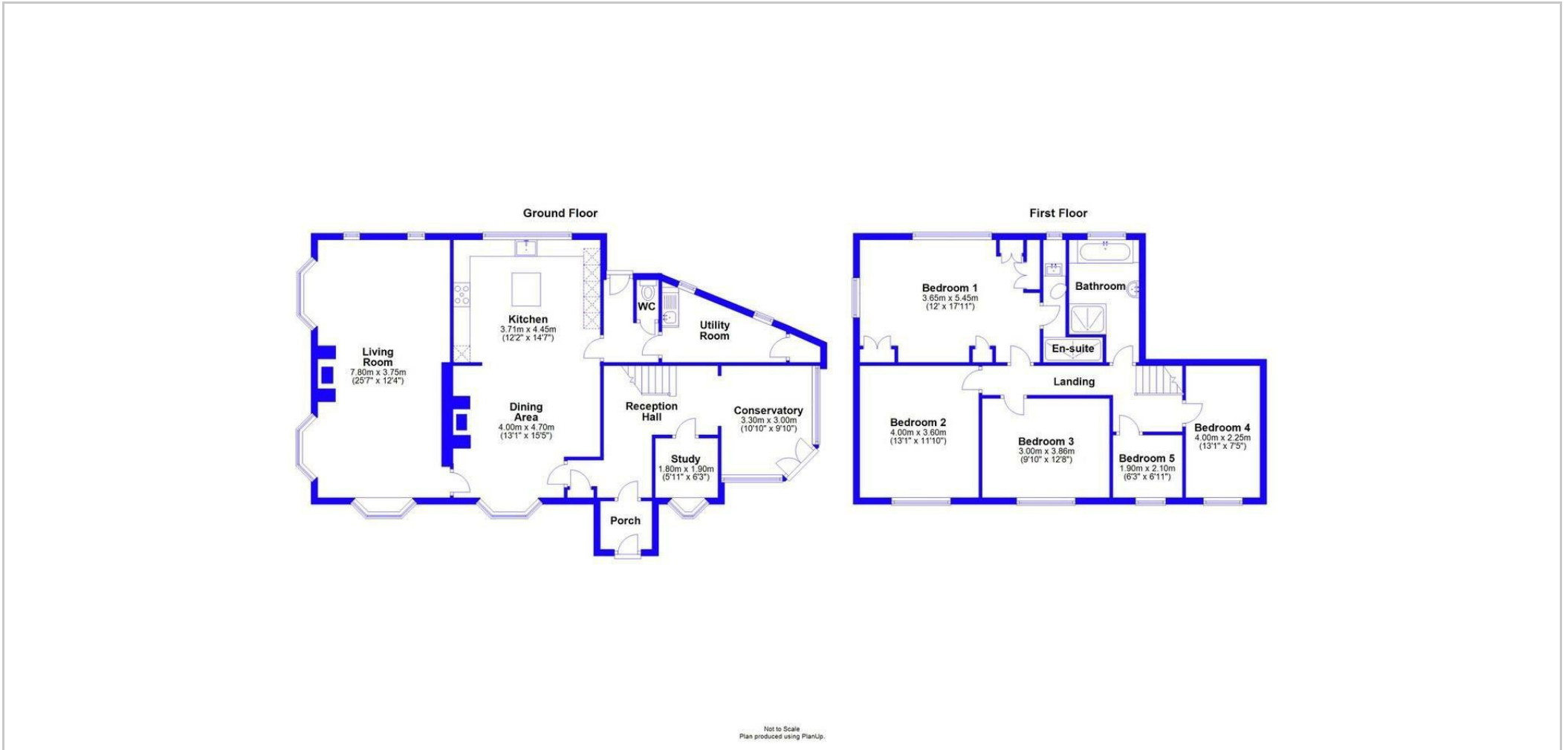
Rose Cottage is situated on the B4394 in Allscott approximately 9 miles east of Shrewsbury and 8 miles west of Telford. If you are approaching from the west, Rose Cottage is on the left hand side of the road opposite the play park, when approaching from the east it is on the right hand side not long after the speed limit changes to 30mph.







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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