



SAMUEL WOOD

11 Rural Cottages, Eaton Constantine, Shrewsbury, Shropshire, SY5 6RH

Offers In The Region Of £285,000







# 11 Rural Cottages

Eaton Constantine, Shrewsbury, Shropshire, SY5 6RH



- Well Presented Family Home
- Three Generous Sized Bedrooms
- Beautifully Landscaped Rear Garden
- Sought After Location with Pleasant Rural Views
- Previous Planning for Erection of Two Storey Side Extension
- Spacious Reception Room with Log Bumer
- Extensive Corner Plot
- Contemporary Family Bathroom
- Log Bumer
- EPC Rating D

Samuel Wood is delighted to offer for sale this well presented family home in Eaton Constantine, situated in the South East of Shropshire on Rural Cottages, located approximately 15 minutes equidistant between Shrewsbury and Telford with the M54 just seven minutes away. Boasting a well designed layout with contemporary living spaces, all complemented by an excellent rear garden with pleasant rural views and three car driveway to the front. Viewing is highly recommended by the selling agent.

11 Rural Cottages in Eaton Constantine, Shropshire, is a charming three-bedroom semi-detached property that offers a blend of rural charm and modern comforts. Nestled in a tranquil setting, this cottage boasts excellent private rear gardens that provide stunning rural views towards Wenlock Edge and pleasant sunsets, making it an ideal retreat for nature lovers. The property is thoughtfully designed, with a layout that maximises both space and functionality.

The ground floor features a cosy living room with oak flooring and a log burner, perfect for creating a warm and inviting atmosphere during cooler months. Adjacent to the living room is a kitchen equipped with essential appliances, offering ample space for meal preparation and dining. The downstairs area also includes a contemporary bathroom and a utility room, adding convenience for everyday living.

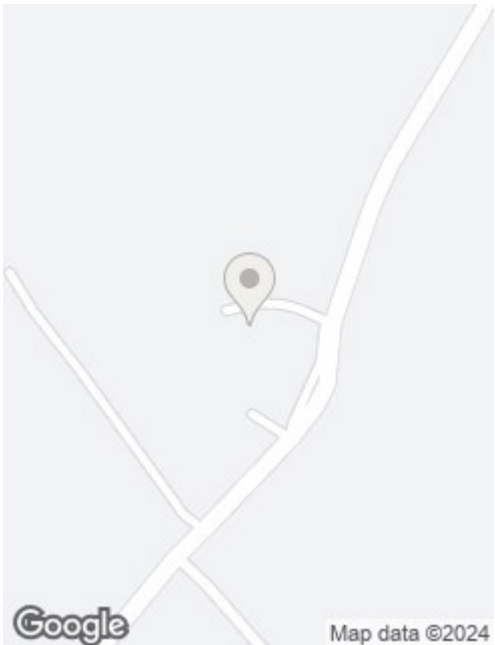
Upstairs, the property houses three well-proportioned bedrooms, providing comfortable accommodation for a family or guests, along with a WC for added convenience. Outside, the cottage benefits from a front driveway that can accommodate up to three vehicles, ensuring plenty of parking space. Additionally, there is a large storage shed and a log store, offering practical storage solutions. This property combines the serenity of rural living with modern amenities, making it a desirable home in the heart of Shropshire.











## Directions

Services: We understand that the property has log burner heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 8 Mbps & Superfast 1000 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

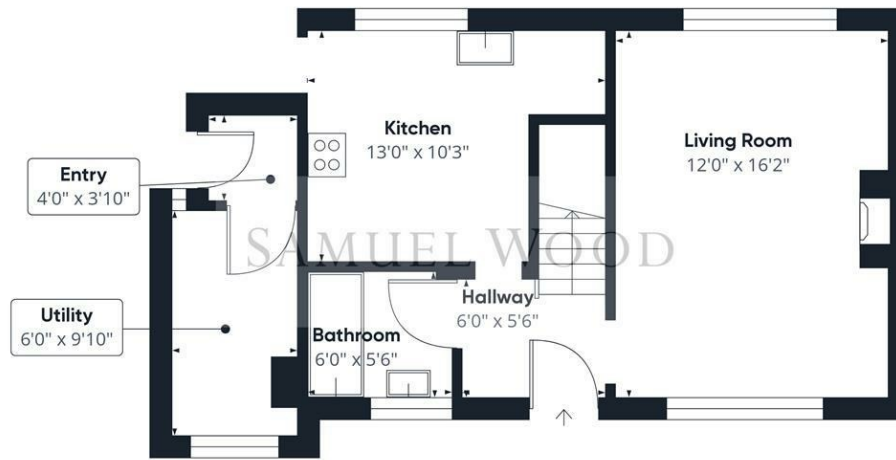




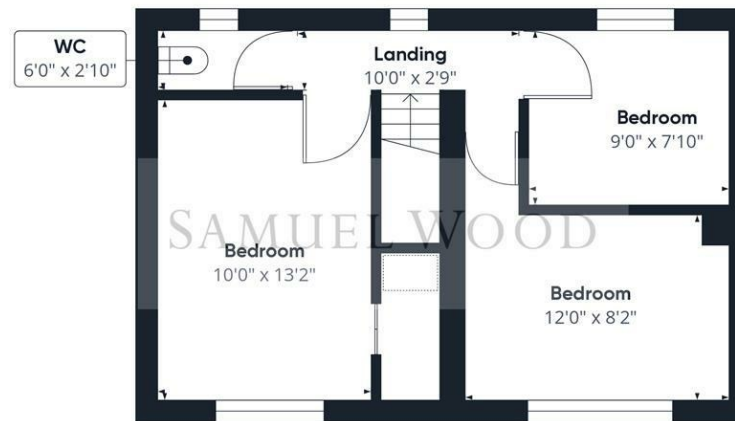








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
837.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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