



SAMUEL WOOD

Oak Cottage, Upper Battlefield, Shrewsbury, Shropshire, SY4 4AA

Asking Price £525,000



Oak Cottage,

Upper Battlefield, Shrewsbury, Shropshire, SY4 4AA



- Beautifully Presented Cottage
- Open Plan Kitchen Diner
- Two Reception Room
- Landscaped Gardens with Stunning Views
- Four Generous Sized Bedrooms
- Log Burners in Living Room & Kitchen
- Large Driveway & Double Garage
- EPC Rating D

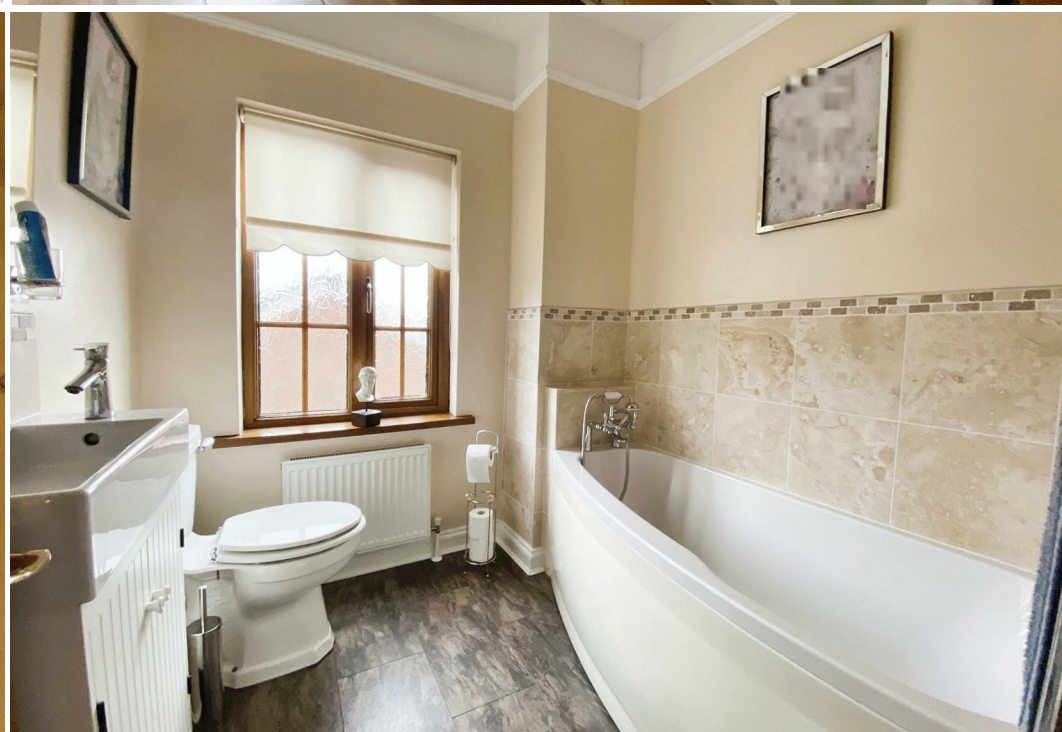
Oak Cottage, located in Upper Battlefield, Shrewsbury, is a charming four-bedroom detached home set on a spacious 0.20 acre plot. Combining traditional appeal with modern conveniences, this property offers excellent countryside views at the rear. The home features two inviting reception rooms and a stunning open-plan kitchen/living room, perfect for contemporary living. Additional amenities include a double garage, providing ample storage and parking. Set in a convenient location with beautiful gardens, Oak Cottage is ideal for those seeking a blend of a semi-rural position with modern comforts.

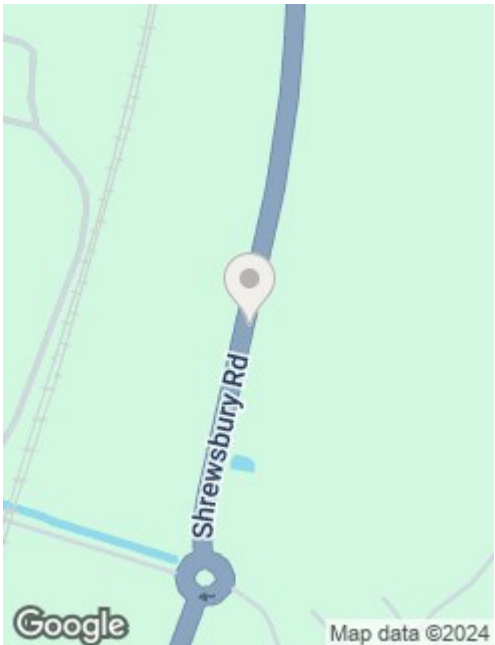
The ground floor is designed to offer both charm and modern comfort. A stunning open-plan kitchen and dining area is the heart of the home, featuring a cosy log burner, new large windows, and oak-effect UPVC double doors that lead directly to the rear patio. This area is ideal for family gatherings or relaxed evenings in front of the fire. There are two well-appointed sitting rooms on the ground floor, one of which has been recently redecorated and also includes a log burner, enhancing its warm, welcoming atmosphere. Additionally, there is a convenient cloakroom and a porch providing extra storage and entry space. The home is secured by an alarm system, including one for the garage.

Upstairs, Oak Cottage features four spacious bedrooms, including a master bedroom with its own en-suite bathroom. The remaining bedrooms are well-proportioned and share a family bathroom, providing ample space for family living. Each bedroom is designed with comfort and privacy in mind, making the upper floor a peaceful retreat.

The property boasts a detached double garage and a large driveway with space for up to six vehicles. The front and rear gardens are meticulously landscaped, enhancing the home's curb appeal and providing a serene outdoor space. The rear garden benefits from outstanding rural views, adding a picturesque touch to the overall setting, with a spacious patio perfect for outdoor entertaining.







Directions

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

Broadband Speed: Basic 22 Mbps. Option for Superfast Broadband

Flood Risk: No Risk

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: D

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

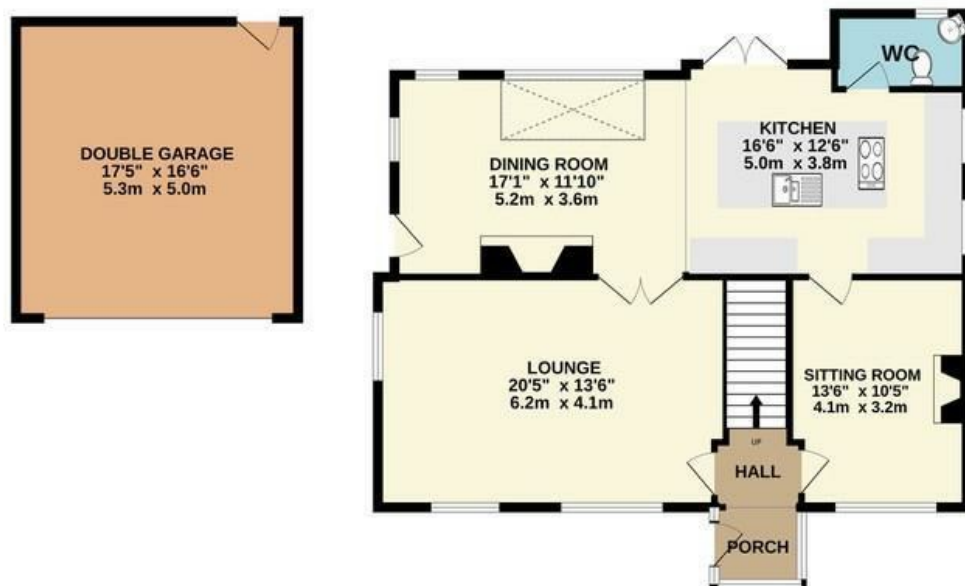
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Floor Plans

GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1846 sq.ft. (171.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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