

Spode Cottage Quina Brook, Wem SY4 5RJ



3 Bedroom House - Detached
Offers In The Region Of £440,000

The features

- UPVC DOUBLE GLAZING AND CENTRAL HEATING
- SPACIOUS DINING ROOM
- PRINCIPAL BEDROOM & EN SUITE SHOWER ROOM
- GENEROUS GARDENS, DRIVEWAY & GARAGE
- EPC RATING E
- LOUNGE WITH LOG BURNER & VIEWS TO GARDEN
- KITCHEN BREAKFAST ROOM & FURTHER KITCHEN AREA
- TWO FURTHER BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED



***** BEAUTIFUL GARDENS OF AROUND 1/4 ACRE *****

Spode Cottage offers a wealth of charm and character yet has been sympathetically restored and extended over the years to provide excellent family accommodation and is set in grounds of approximately 1/4 of an acre. The spacious and versatile accommodation is perfect for a growing family, work for home or those who love to entertain. The property benefits from central heating and double glazing.

The accommodation comprises of; Entrance Porch, Reception Hall, Lounge with Log Burner, Dining Room, Kitchen with Log Burner, Utility, Rear Porch, Principal Bedroom with En Suite Shower Room, Two Further Bedrooms & Family Bathroom. Externally the property has established gardens, garage, greenhouse and ample driveway parking.

Property details

LOCATION

Occupying an enviable rural position in the hamlet of Quina Brook. The busy North Shropshire market towns of Wem and Ellesmere are a short distance away. Wem is a small and expanding market town which offers an extensive range of amenities including, excellent schools, library, post office and surgery. Leisure facilities include a swimming pool, gym and bowling green. Tennis courts and a cricket club. The Town Hall is now a popular arts centre and the railway station provides good rail links. Wem is approximately 9 miles north of the County Town of Shrewsbury and commuting distance to both Telford and Chester. The County Town of Shrewsbury is approximately 15 miles away.

ENTRANCE HALL

With tiled flooring, window to side and wooden entrance door leading to;

RECEPTION HALL

With wooden flooring, radiator and door to

CLOAKROOM

Fitted with low flush WC, wash hand basin and radiator. Window to rear.

LOUNGE

A beautiful light room with windows to side, French doors with side windows to gardens. Radiator and wooden flooring. Attractive brick fire surround on stone hearth housing log burner.

DINING ROOM

With wooden flooring, radiator and window overlooking gardens.

KITCHEN BREAKFAST ROOM

With window overlooking gardens, radiator and deep storage cupboard. Freestanding log burner set on tiled hearth. The kitchen is attractively fitted with wooden base units and draws and worksurfaces over, single drainer sink unit with mixer taps, Stanley range cooker providing heating and hot water. Matching range of eye level units. Door leading to;

FURTHER KITCHEN

Fitted with a modern range of white base units with worksurfaces over, space for washing machine, fridge and freezer, built in double oven with gas hob (supplied via Calor gas) and extractor fan over. Single drainer sink unit with tiled surround. Window to the rear and radiator.

REAR HALL

With UPVC door to rear and full length windows. Range of base and eye levels units providing useful storage.

Stairs rise from Reception Hall to FIRST FLOOR LANDING with access to loft space, radiator, deep storage cupboard and window to rear with delightful open outlooks.

PRINCIPAL BEDROOM

With window overlooking gardens and views to Hawkstone Park. Radiator and door to.

EN SUITE SHOWER ROOM

Attractively fitted with shower unit, low flush WC and wash hand basin. Tiled surround, radiator and window to front.

BEDROOM

With window overlooking garden, radiator and airing cupboard.

BEDROOM

With window overlooking garden and radiator.

BATHROOM

A spacious room fitted with panelled bath, wash hand basin and low flush WC set into vanity unit, tiled surround and radiator. Window to side.

OUTSIDE

Accessed from the road, wooden gate lead onto private stoned driveway providing ample parking and leading to GARAGE. The Gardens are a particular feature of the property lying to the front with extensive lawned areas with flower, shrub and herbaceous beds and being well screened by hedging and specimen trees. There is a garden store, greenhouse, several vegetable patches, summerhouse and generous sun terrace. To the rear there is a feature cast iron well.

GENERAL NOTES

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water supply are connected. The property has oil central heating and septic tank drainage.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions` who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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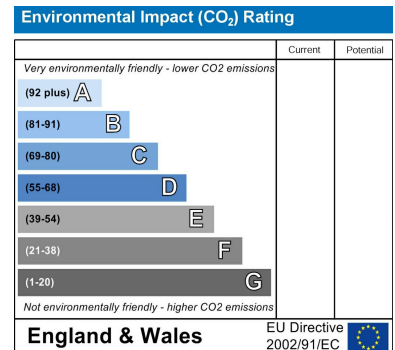
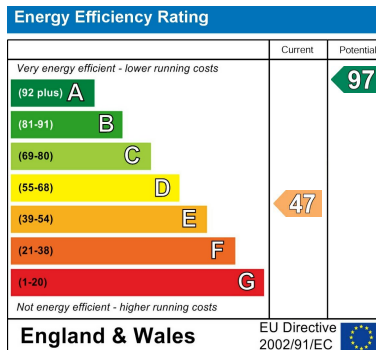
Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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