

# 1 Lee Hill Lee Brockhurst Shrewsbury SY4 5RZ



**3 Bedroom Cottage - Detached**  
**Offers In The Region Of £315,000**

## The features

- CHARMING DETACHED COTTAGE
- CHERISHED BY A FAMILY FOR MANY YEARS
- LOUNGE AND DINING ROOM WITH FABULOUS SANDSTONE FIREPLACE
- 3 BEDROOMS, BATHROOM AND FIRST FLOOR CLOAKROOM
- EPC RATING G
- OFFERING SCOPE FOR MODERNISATION AND IMPROVEMENT
- SET IN WILD GARDENS AND WOODLAND OF JUST UNDER 1 ACRE
- BREAKFAST KITCHEN
- IMPRESSIVE RURAL VIEWS ACROSS TO THE FOLLIES



**\*\*\* CHARMING DETACHED COTTAGE SET IN 1 ACRE OF WOODLAND \*\*\***

The perfect opportunity for those cash buyers looking for a project - this charming cottage offers great scope for modernisation and improvement.

Occupying an enviable position tucked away on the side of Lee Hill amid wild gardens and woodland approaching 1 acre and having lovely rural outlooks to the fore over farmland across to The Follies.

Ideally placed for commuters with ease of access to the A49 and conveniently placed for Shrewsbury, Wem and Whitchurch each of which boast excellent facilities.

The accommodation briefly comprises Lounge and Dining Room with central feature sandstone fireplace, Breakfast Kitchen, ground floor Bathroom, 3 generous sized Bedrooms and first floor Cloakroom.

The property offers excellent potential for extension, subject to the necessary consents.

## Property details

### LOCATION AND DIRECTIONS

The property occupies an enviable position on the edge of this small North Shropshire village, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand at the nearby market Towns of Wem and Whitchurch, both with supermarkets, schools, doctors and Railway station with links to Shrewsbury, Crewe and London.

### DIRECTIONS

Turn off the A49 into Lee Brockhurst and immediately after passing over the bridge turn into the car park area and park up. At the side of the red phone box is a footpath leading up the Hill and to the property. WE WOULD RECOMMEND WALKING TO THE PROPERTY ON FIRST VISIT and this is a short stroll up the hill. Please note that for purchasers there is vehicular access and ample scope to create off road parking.

### LOUNGE/DINING ROOM

The Lounge Area has window to the front and central feature sandstone fireplace housing open grate.

The Dining area has window to the side and door to the front, feature sandstone fireplace with cast iron log burner.

### KITCHEN/BREAKFAST ROOM

Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances. Windows to the front and side and door leading to the gardens.

### INNER HALL/STUDY AREA

with opening to

### BATHROOM

having white suite comprising panelled bath, shower cubicle, wash hand basin and WC. Complementary tiled surrounds, window to the side.

### FIRST FLOOR LANDING

Staircase leads to the First Floor off which lead

### BEDROOM 1

Having double opening French doors leading onto decked sun terrace, gardens and woodland.

### CLOAKROOM

with WC and wash hand basin.

### BEDROOM 2

A generous sized room with window to the front with rural aspect over to farmland across to The Follies.

### BEDROOM 3

Again another generous room with views across to the Follies.

### OUTSIDE

The property has vehicular access along the lane from Lee Brockhurst leading up to the entrance and there is easy scope to create ample off road parking/garaging. The property is set in a unique plot which is laid extensively to wild garden and woodland approaching approximately 1 acre.

### GENERAL INFORMATION

#### TENURE

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

#### SERVICES

We are advised that mains water and electricity are connected.

#### 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 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

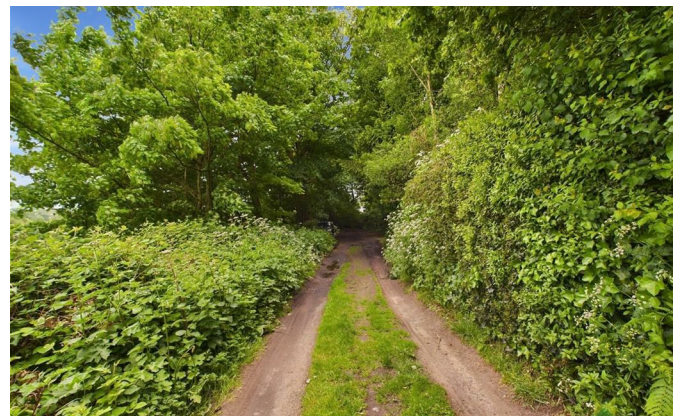
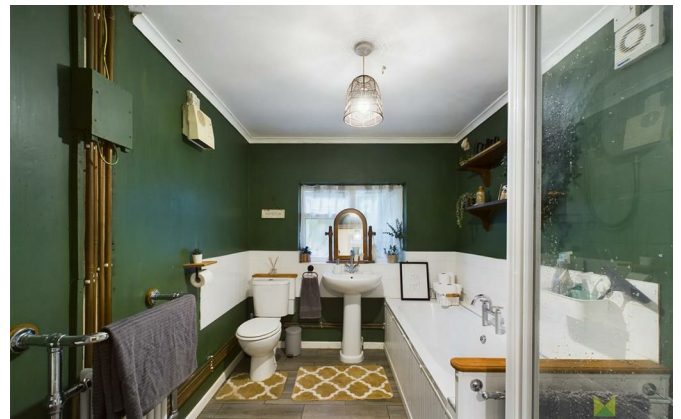
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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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**We're available 7 days a week**

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

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>9</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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