

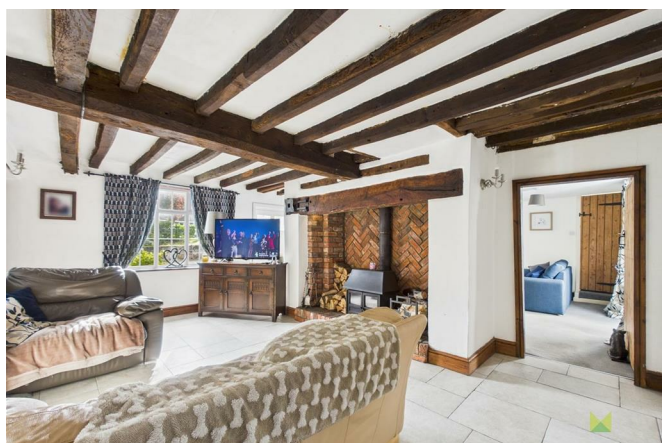
# Christmas Cottage Drayton Road Shawbury Shrewsbury SY4 4HP



**3 Bedroom Cottage - Detached**  
**Offers In The Region Of £420,000**

## The features

- CHARMING BY NAME AND CHARACTER
- VIEWING ESSENTIAL TO FULLY APPRECIATE
- 3 RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM AND UTILITY ROOM
- OFF STREET PARKING, DETACHED GARAGE AND GARDENS
- NO ONWARD CHAIN
- STUNNING HOME WITH WEALTH OF ORIGINAL FEATURES
- ENVIABLE VILLAGE LOCATION WITH GREAT AMENITIES
- 2 DOUBLE BEDROOMS WITH EN SUITES
- FURTHER DOUBLE BEDROOM AND FAMILY BATHROOM
- EPC RATING TBC



### \*\*\* WEALTH OF CHARM AND CHARACTER \*\*\*

An excellent opportunity to purchase this charming by name and charming by character detached cottage which oozes a wealth of original features and which has undergone modernisation whilst retaining its period features.

Occupying an enviable position in this popular self sufficient village of Shawbury which boasts school, supermarket, shops, takeaways, restaurants, public house, church, doctors with dispensary and countryside walks over The Moat. For commuters there is ease of access to the Town, Telford and M54 network.

The accommodation which truly must be viewed to be fully appreciated briefly comprises Lounge with feature inglenook fireplace and ceiling timbers, Sitting Room with log burner, Dining/ Family Room with exposed wall timbers, Kitchen/ Breakfast Room, Utility and Shower Room. On the First Floor is the Principal Bedroom with feature exposed wattle and daub timbered wall and en suite, further double Bedroom and Bathroom. There is an additional double Bedroom with en suite Bathroom which makes an ideal Guest or Teenage suite.

The property has the benefit of gas central heating, double glazing, driveway with ample parking and hardstanding and enclosed rear garden with large paved sun terrace which offer a good level of privacy.

Viewing essential and with NO onward chain it isn't one to be missed.

## Property details

### LOCATION

The property is situated in the popular village of Shawbury, which provides a range of local amenities including a primary school, church, village shop and on a frequent bus service to the town centre. The property is well placed for easy access to Telford, Newport and Shrewsbury.

### LOUNGE

A charming, characterful room with exposed ceiling timbers and large feature inglenook fireplace with raised hearth housing cast iron log burner. Media point, tiled flooring throughout, window to the front, radiator.

### SITTING ROOM

With a beautiful inglenook fireplace housing log burner, radiator and window to front and French doors leading to rear garden. Under stairs storage cupboard.

### DINING/FAMILY ROOM

A great versatile room which is bursting with character with a wealth of exposed timbers. Windows to the front and side and chimney breast housing baxi fire.

### KITCHEN/BREAKFAST ROOM

Well appointed with a beautiful range of handmade wooden base units with Belfast style sink, range cooker, space for fridge freezer. Inset ceiling lights, tiled floor and feature wall timbers. Windows to side and rear. Door to rear.

### UTILITY

With space and plumbing for washing machine and tumble dryer. Tiled floor and window to side. Door to

### DOWN STAIRS WC

Wash hand basin and WC. Window to rear, tiled floor and heated towel rail.

Stairs rise from living room to

### BEDROOM

With window and window to side. Door to

### EN SUITE BATHROOM

Fitted with a contemporary suite; panelled bath, wash hand basin and low flush WC. Tiled surround and window to rear.

Stairs rise from Dining room leading to FIRST FLOOR LANDING with exposed wall timbers.

### BEDROOM

Benefitting from fitted wardrobes providing ample storage space. Window to front and radiator. Door to

### EN SUITE SHOWER ROOM

Attractively fitted with a modern white suite comprising of shower unit, low flush wc and wash hand basin set into vanity cupboard. Tiled surround, vinyl floor covering and heated towel rail.

### BEDROOM

With exposed wall timbers, windows to side and front. Radiator.

### FAMILY BATHROOM

Beautifully fitted with luxury white suite with including roll top bath, wash hand basin, low flush WC with tiled surround. Storage cupboard, exposed wooden floor and heated towel rail.

### OUTSIDE

Driveway leads to rear providing ample parking for a number of vehicles leading to DETACHED GARAGE. The Gardens are a lovely feature to the property, laid to lawn with established borders.

### GENERAL INFORMATION

#### TENURE

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

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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.

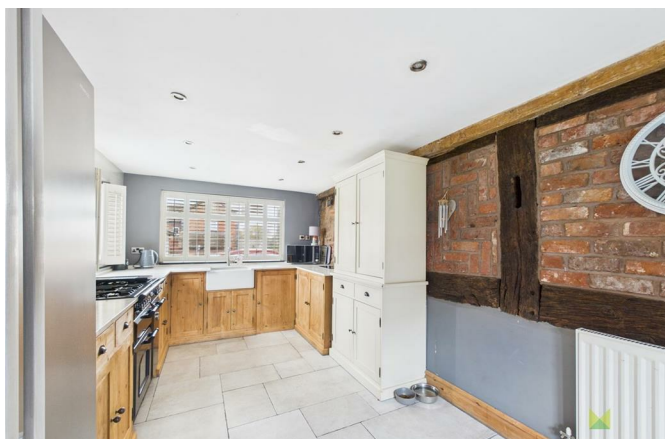
#### REMOVALS

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

details.

#### NEED TO CONTACT US

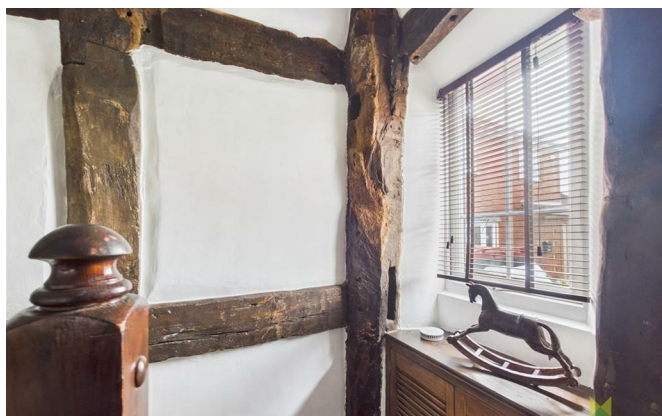
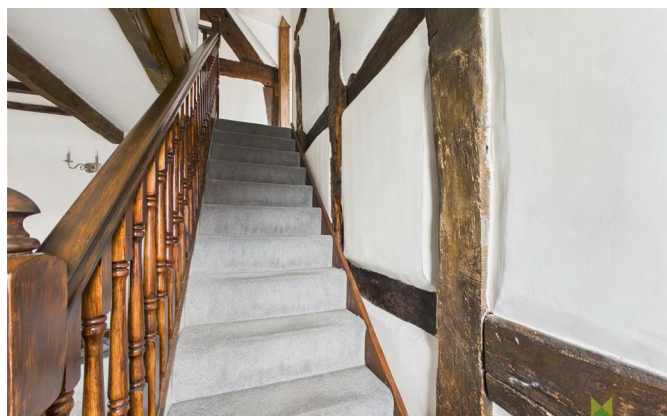
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





## Christmas Cottage Drayton Road, Shawbury, Shrewsbury, SY4 4HP.

3 Bedroom Cottage - Detached  
Offers In The Region Of £420,000





**Approximate total area<sup>m</sup>**  
 1670 ft<sup>2</sup>  
 155.2 m<sup>2</sup>

**Reduced headroom**  
 56 ft<sup>2</sup>  
 5.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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>                          |                         |           |
| (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 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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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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