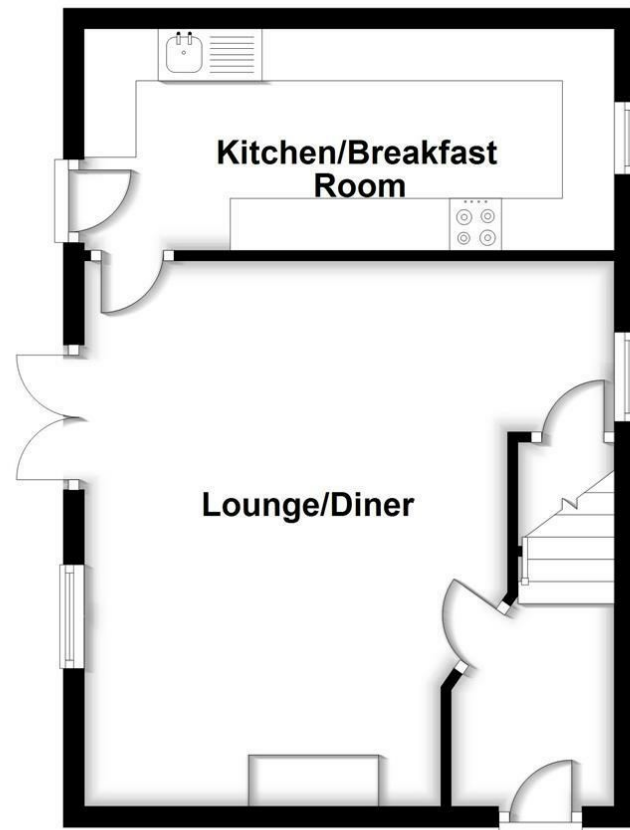


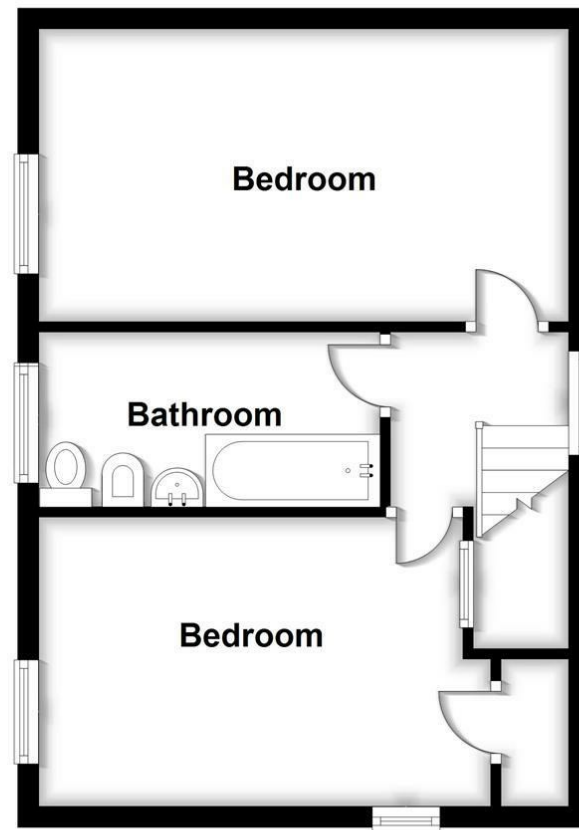
Ivy Cottage Yeaton, Near Baschurch, Shrewsbury,  
Shropshire, SY4 2HY

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)

**Ground Floor**



**First Floor**



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

**Offers In The Region Of £365,000**

Viewing: strictly by appointment through the agent

Part glazed oak entrance door gives access to:

**Hallway**

Having radiator.

Oak door from hallway gives access to:

**Lounge/diner**

17'2 max into inglenook x 16'9 max reducing down t

Having glazed windows to front and rear, sealed unit double glazed French doors giving access to rear gardens, featured inglenook with exposed brick work and wood burning stove (which also heats the domestic water), attractive exposed timbers to ceiling, radiator.

Oak door from lounge/diner gives access to:

**Bespoke handmade kitchen/breakfast room**

16'8 x 7'2

Having a range of oak eye level and base units with built-in cupboards and drawers, plate rack, display shelving, integrated oven with four ring induction hob and stainless steel cooker canopy over, glazed windows to front and rear, vinyl tiled effect floor covering, tiled splash surrounds, breakfast bar, recessed spotlights to ceiling, part glazed door giving access to rear of property, floor mounted oil fired central heating boiler (which also heats the domestic water), space for appliances.

From hallway stairs rise to:

**First floor landing**

Having sealed unit double glazed window to front, feature exposed brick wall inset timbers, exposed timbers to ceiling.

Oak doors from first floor landing give access to: Two double bedrooms and re-fitted bathroom.

**Bedroom one**

18'0 x 10'11

Having a wealth of exposed beams and timbers, glazed window to rear, radiator.

**Bedroom two**

15'4 x 9'0

Having glazed windows to rear and side, built-in airing cupboard (housing the boiler and emersion heater), radiator.

**Bathroom**

11'8 x 5'6

Having a four piece white suite comprising: timber style panelled bath with shower attachment off taps, low flush WC, pedestal wash hand basin, bidet, feature exposed brick wall with inset timbers, exposed beams to ceiling, radiator, vinyl floor covering, sealed unit double glazed window to rear, part tiled to walls.

From bedroom one loft access with pull down ladder leads to:

**A large partially boarded loft space**

Which comprises: exposed beams and timbers, roof window to rear and lighting points.

**Outside**

To the front of the property there is a feature sandstone brick walling with low maintenance gravel section and log store. To the side of this there is a generous stoned driveway which provides ample off street parking. From the driveway part glazed twin timber doors give access to:

**L shaped garage with laundry area**

16'6 x 16'4 max reducing down to 13'3

Door from garage gives access to:





**Large workshop**

17'5 x 16'4

Having glazed windows, fitted power and light, pedestrian service door to side.

**Rear gardens**

The rear gardens a fantastic feature of the property and comprise: shaped lawned gardens, paved sun terrace and patio areas, stoned and paved pathways, vegetable plots, fruit trees, large timber log store/garden store, glazed greenhouse, brick outhouse. The rear gardens are enclosed.

**AGENTS NOTE**

Any interested parties should be aware that a local neighbour, has a pedestrian right of way at all reasonable times, for the purpose of obtaining access and egress to the neighbouring parcel of land.

**Services**

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND B**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	