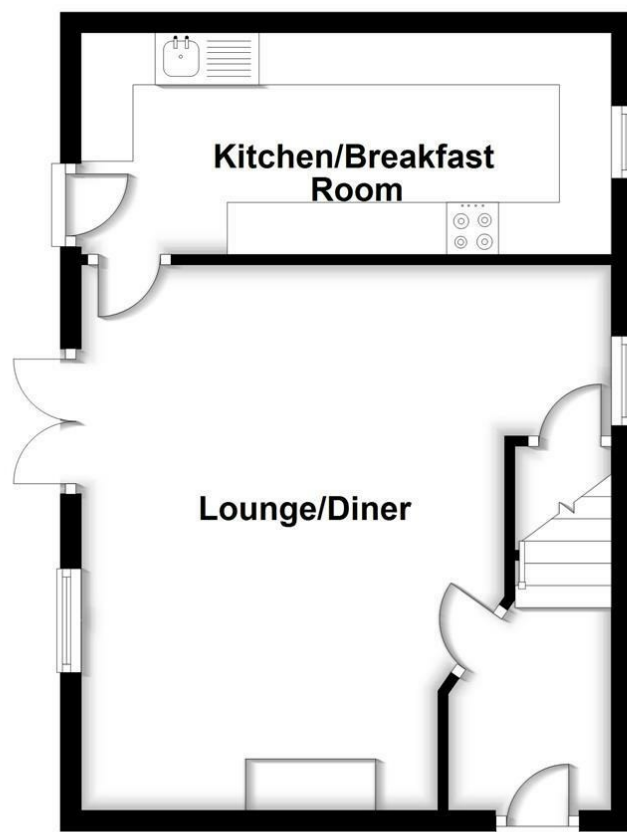
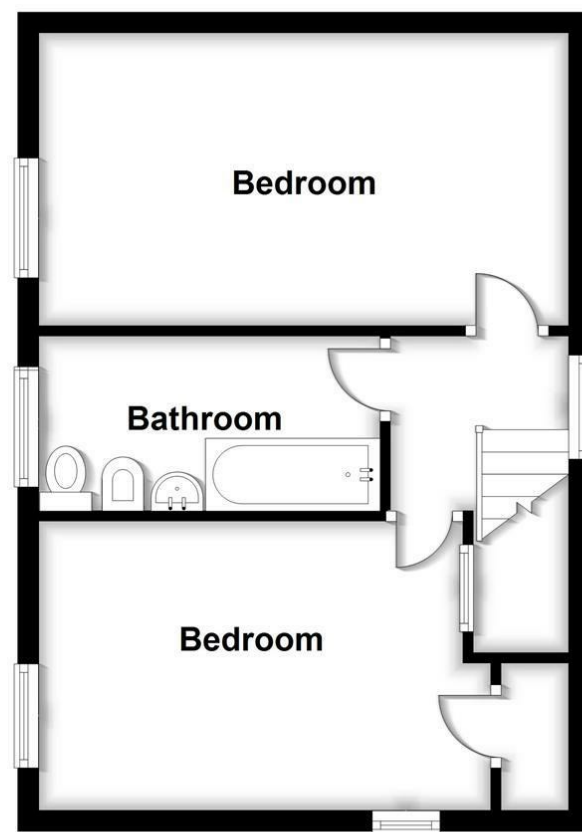


Ground Floor



First Floor



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

www.hbshrop.co.uk



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:
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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 £355,000

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.



