

Yew Tree Cottage, 3 Astley Court, Astley, Hadnall,
Shrewsbury, Shropshire, SY4 4DG

www.hbshrop.co.uk



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Offers In The Region Of £425,000

Viewing: strictly by appointment through the agent

A most attractive, beautifully presented, deceptively spacious and much improved three bedroom detached cottage, occupying a lovely cul-de-sac position within this highly desirable semi rural residential location. Astley is a small hamlet situated near the village of Hadnall. The village amenities include a primary school, village shops, church, bowling green and public house. Yew Tree Cottage is well placed for easy access to the medieval town centre of Shrewsbury and also the A5 leading onto the M54 motorway network and A49 heading towards Whitchurch, Chester and beyond. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: reception hallway, attractive lounge, separate dining room, re-fitted kitchen/breakfast room, rear lobby, first floor landing having three good size bedrooms, modern re-fitted family bathroom, landscaped front, side and rear gardens, home office, driveway, large single garage, double glazing, gas fired central heating, pleasing cul-de-sac position, sought after semi rural location. Viewing is recommended.

The accommodation in greater detail comprises:

Wooden double glazed entrance door gives access to:

Receptionhallway

Having LVT wood effect flooring, radiator, exposed beams to ceiling, understairs storage cupboard.

Wooden door from reception hallway gives access to:

Lounge

18'10 x 14'11

Having a feature part exposed inglenook with inset timber, brand new fitted carpet, two double glazed windows, exposed beams to ceiling, two radiators.

Wooden door from reception hallway gives access to:

Dining room

10'5 x 9'9

Having LVT wooden flooring, double glazed window to front, radiator.

Arch from dining room and door from reception hallway gives access to:

Re-fitted kitchen/breakfast room

18'1 x 7'10

Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated stainless steel finished oven, four ring stainless steel gas hob with concealed cooker canopy over, integrated fridge stainless steel finish microwave and slimline dishwasher, fitted worktops with 1 1/2 sink and mixer tap over, tiled splash surrounds, LVT wood effect flooring, wall mounted gas fired central heating boiler, exposed timbers to ceiling, double glazed window to rear.

From kitchen/breakfast room access is then given to:

Rear lobby

Having large fitted pantry style store cupboard, double glazed window to rear, double glazed door giving access to rear gardens, LVT wood effect flooring, service door to garage.

From reception hallway stairs rise to:

First floor landing

Having exposed wooden flooring, sealed unit double glazed roof window, feature exposed timbers to ceiling, double glazed window to front.

From first floor landing wooden doors give access to: Three double bedrooms and re-fitted bathroom.

Bedroom one

15'1 x 10'9

Having double glazed window to side, radiator, loft access, exposed beam to ceiling, two large fitted wardrobes, attractive former brick fireplace.

Bedroom two

10'4 x 9'11

Having double glazed window to front, two fitted wardrobes, radiator, exposed beam and secondary loft access to ceiling.

Bedroom three

15'0 x 6'2

Having double glazed window to front, two fitted wardrobes, radiator, exposed beam to ceiling.

Re-fitted bathroom

Having a four piece suite comprising: Panel bath with tiled splash surround, tiled shower cubicle with wall mounted electric shower, pedestal wash hand basin, WC with hidden cistern, double glazed roof window, exposed beam to ceiling, wood effect flooring, heated towel rail, wall mounted extractor fan.

Outside

To the front of the property there are well established, well kept landscaped gardens having lawn garden, hedging, shrubs, plants, bushes, trees, outside lighting point, gravel pathway which then extends to the side of the property where there is a further lawn garden, paved patio, timber garden shed/store.

Home office/studio

9'1 x 7'0

Having UPVC double glazed French doors and UPVC double glazed window to side.

To the side of the front garden there is a generous driveway which provides ample off street parking and then gives access to:

Garage

15'5 x 8'1

Having up and over door, fitted power and light.

Rear gardens

The rear gardens are landscaped and are southerly facing having a pleasing Indian sandstone paved patio area, outside lighting point and are enclosed by brick walling and cotemporary timber fencing.

Services

Mains water, electricity, drainage and gas 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.

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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

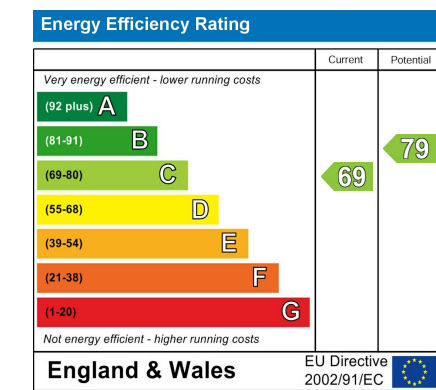
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

