



Roger  
Parry  
& Partners

The Cottage, Station Road, Whittington, Oswestry  
SY11 4BS



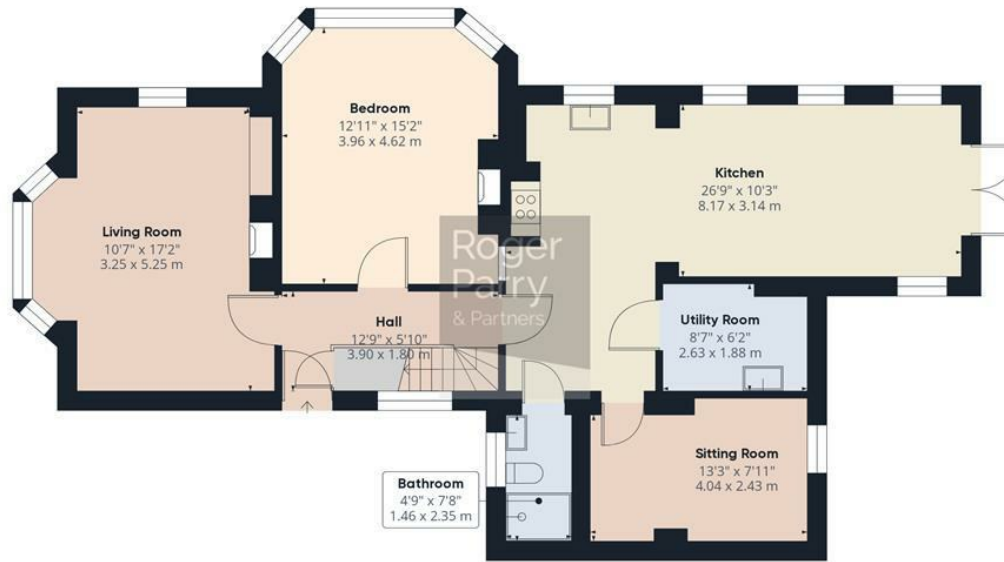
**The Cottage, Station Road Whittington, Oswestry SY11 4BS  
Offers In The Region Of £475,000**

The Cottage is a spacious, four bedroom detached Victorian house, which has been tastefully extended offering spacious living accommodation and sizeable gardens. The comfortable ground floor accommodation includes; a reception hall, living room, kitchen/dining room, sitting room, utility, bedroom and shower room. To the first floor are a further three bedrooms and family bathroom. There is ample parking and turning space, outbuilding/store and welcoming informal gardens.

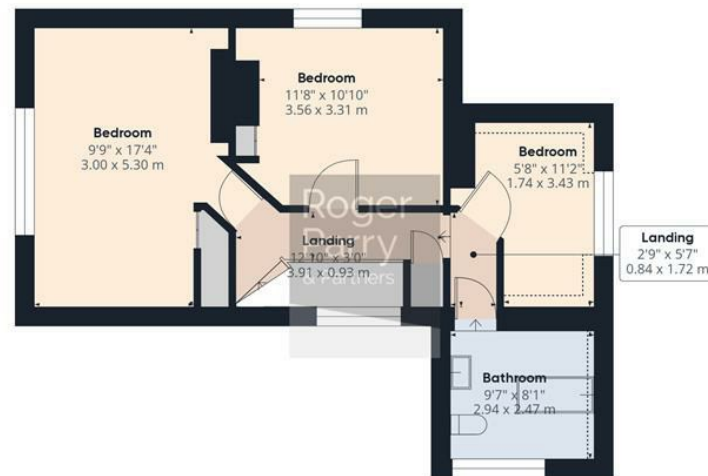




## Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1556.68 ft<sup>2</sup>  
144.62 m<sup>2</sup>

**Reduced headroom**

20.13 ft<sup>2</sup>  
1.87 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

**LOCATION**

Whittington is a popular village boasting a number of amenities including: post office, village shop, hairdressers, ancient moated castle, church, two public houses and a Fish and Chip Takeaway. The Primary School in Whittington is highly sought after locally. Oswestry (approximately 2.5 miles away), Ellesmere (approximately 5.5 miles away), Shrewsbury (approximately 18 miles away), Wrexham (approximately 14 miles away) and Chester have an excellent range of local shopping, recreational and educational facilities. There is also a main line railway station at Gobowen which is approximately 3 miles away.

**ENTRANCE**

Through hard wood door, Quarry tiled flooring, under stair storage, ceiling lights, stairs to first floor and doors off too;

**LIVING ROOM**

17'2 x 10'7 (5.23m x 3.23m)

Dual aspect room with high ceilings, solid oak flooring, inset Charnwood multi fuel burner with oak beam over on stone hearth, alcove storage and shelving above, and ceiling light.

**GROUND FLOOR BEDROOM**

15'2 x 12'11 (4.62m x 3.94m)

Double room with large window to the side overlooking the gardens, feature cast iron fireplace with surround, built in storage cupboard with shelving above, ceiling light and radiator.

**KITCHEN/ DINING ROOM**

26'9 x 10'3 (8.15m x 3.12m )

A real feature to this property, having been extended this kitchen/ diner makes a lovely family room. Fitted with a Shaker style kitchen with solid oak work surfaces over, inset double Belfast sink with tap and breakfast bar, Rangemaster oven with tiled splash back and extractor hood over. Solid oak flooring, beams to ceiling, ceiling light, traditional column radiators, windows to side elevation and double doors opening onto the rear garden. oak stable door into;

**SITTING ROOM**

13'3 x 7'11 (4.04m x 2.41m)

Continuation of solid oak flooring, window to the rear, ceiling light, TV point and traditional column radiator.

**UTILITY**

8'7 x 6'2 (2.62m x 1.88m)

Fitted with a range of wall and base units with work surfaces over, void for washing

machine and tumble dryer and space for fridge/freezer. Part tiled walls, quarry tiled flooring, Velux window and ceiling light.

**SHOWER ROOM**

7'8 x 4'9 (2.34m x 1.45m)

Modern suite with walk-in shower, low level WC and wash hand basin. Tiles to walls and floor, window to the side, ceiling lights, and heated towel rail.

**FIRST FLOOR****LANDING**

With original sash window to the side elevation, built in airing cupboard offering storage, ceiling lights and doors off to;

**BEDROOM ONE**

17'4 x 9'9 (5.28m x 2.97m)

Double room with fitted wardrobes, wooden flooring, window to the front, ceiling light and radiator.

**BEDROOM TWO**

11'8 x 10'10 (3.56m x 3.30m)

Double room with window to the side, built in storage cupboards and fitted wardrobes, ceiling light, wooden flooring and radiator.

**BEDROOM THREE**

11'2 x 5'8 (3.40m x 1.73m)

With window to the rear overlooking the gardens, radiator, ceiling light, and oak flooring.

**BATHROOM**

9'7 x 8'1 (2.92m x 2.46m)

White suite comprising roll top bath, low level WC and wash hand basin. Window to the side, ceiling light, radiator and part tiled walls.

**EXTERNAL****FRONT**

To the front of the property there is a five bar wooden gate for access to the turning and parking area.

**Side**

To the one side there is a walkway leading to the entrance door with hedge to boundary. To the other side there is an area laid to lawn with hedge and tree border with a further gate leading to the rear garden

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**REAR**

To the rear there is a garden mainly laid to lawn with established trees and plants to borders, summer house and brick built outbuilding offering storage.

There is trellising with a walkway leading to a garden which backs onto a conservation area, with open fields offering a peaceful setting with a variety of trees and shrubs.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 4 Mbps & Superfast 80 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquiries.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



**Local Authority:** Shropshire

**Council Tax Band:** C

**EPC Rating:** E

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

#### **Directions:**

From our office in Salop road continue into Oswestry onto Leg Street, continue down Beatrice Street, through the traffic lights and turn right at the bridge onto Whittington Road. Heading out of town and continuing straight across at the roundabout into Whittington. Cross the railway line and continue a short distance into the village and you will see the 'Whittington Senior Citizen Club' on the left, 'The Cottage' is the second property on the left after this.

### **Viewing arrangements**

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,  
SY11 2NU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.