Brock House, 5 Church Road, Lee Brockhurst, Shrewsbury, SY4 5QQ

Shrewsbury & Country House Sales

MILLER EVANS

Brock House, 5 Church Road, Lee Brockhurst, Shrewsbury, SY4 5QQ

£495,000 Freehold

- A charming Grade II Listed cottage
- Extended and improved to provide spacious and versatile accommodation
- No upward chain
- Sitting room, dining room, living room and kitchen
- Conservatory, study and two cloakrooms
- Master bedroom with en suite shower room and dressing area
- Second bedroom with en suite bathroom
- Double garage, ample parking and turning space
- Beautiful landscaped gardens
- Set on an extensive plot enjoying surrounding countryside.

A charming Grade II Listed, two bedroom detached character cottage, that has been extended and improved to provide spacious and versatile accommodation while retaining many original features including beamed ceilings. The accommodation briefly comprises; entrance hall, separate wc, renovated kitchen, sitting room with inglenook fireplace, inner hallway, dining room, living room with feature fireplace, study, cloakroom, conservatory. A staircase from the sitting room leads to the second bedroom with en suite bathroom. A second staircase from the living room leads to a versatile room currently used as a dressing room, master bedroom and shower room. Beautifully landscaped well stocked gardens. The property benefits from oil fired central heating. No upward chain.

The property is set on an extensive plot and enjoying surrounding countryside views, conveniently located in the much sought after village of Lee Brockhurst, surrounded by unspoilt countryside and stunning woodland walks. Commuters are well placed for easy access to nearby towns, including Shrewsbury and Wem, which both provide a vast arrange of amenities including good schools, local shops and railway services.

ENTRANCE

SEPARATE WC
4'1" x 3'8"

KITCHEN
15'3" x 7'9"

SITTING ROOM
16'1" x 15'5"

INNER HALL
3'9" x 11'9"

DINING ROOM
12'0" x 11'9"

LIVING ROOM
16'1" x 15'3"

STUDY
10'9" x 8'3"

CLAOKROOM
4'11" x 8'3"
Wash hand basin, wc

CONSERVATORY
13'4" x 8'10"
French doors to rear garden

STAIRCASE rising from the living room to FIRST FLOOR

DRESSING AREA
16'1" x 15'9"
This room provides versatile accommodation with potential to create a 3rd bedroom.

BEDROOM 1
16'1" x 11'3"

SHOWER ROOM
7'7" x 7'7"
Shower cubicle, wash hand basin, wc.

SECOND STAIRCASE rising from the sitting room to FIRST FLOOR

BEDROOM 2
9'5" x 12'0"
Built in store cupboards

EN SUITE BATHROOM
6'3" x 9'2"
Panelled bath, wash hand basin, wc

GARDENS AND GROUNDS

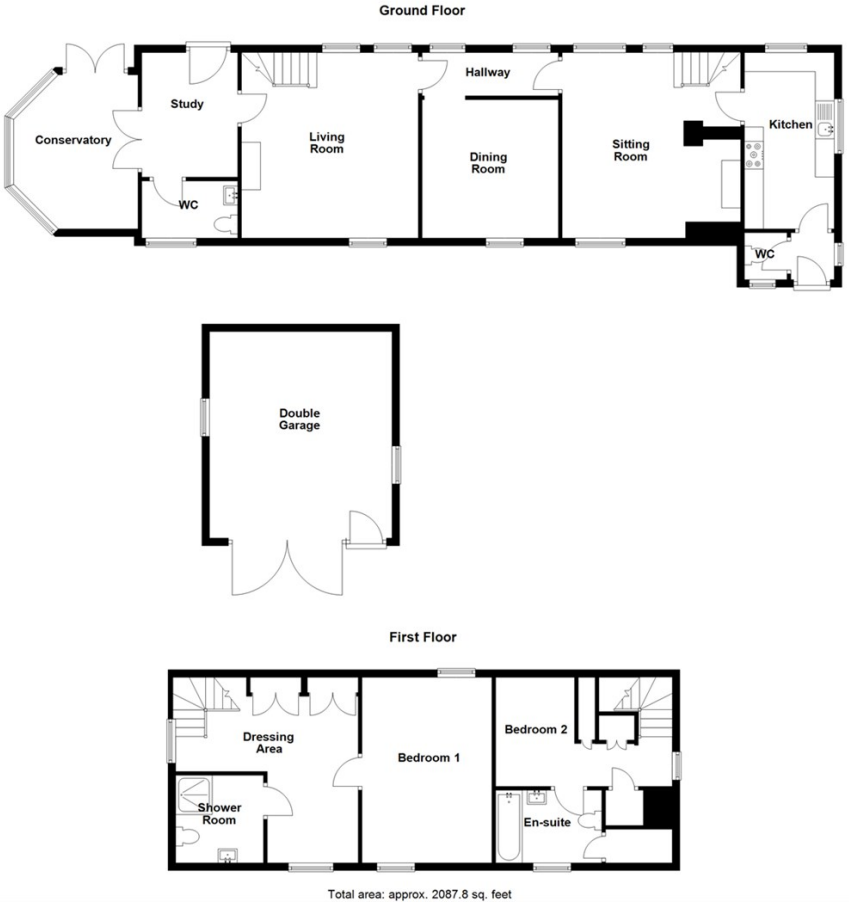
DOUBLE GARAGE
17'10" x 15'9"
Scope of development with approved planning.

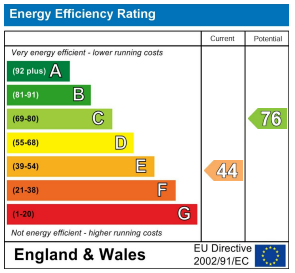
The property is approached through five bar wooden entrance gates, over a gravelled driveway with sweeping circular driveway with a landscaped central island, providing parking and turning space.

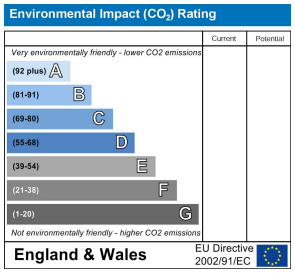
Beautifully landscaped gardens mainly laid to lawn with a wide selection of shrub beds and borders and a spacious patio ideal for outdoor entertaining. The garden is enclosed on all sides by mature hedging, providing a great amount of privacy.

HOW TO GET THERE

When approaching from Shrewsbury, proceed along the A49 north through Hadnall and Preston Brockhurst. Continue for approximately 1 mile, where the road drops down into a dip, turn left, signposted to Lee Brockhurst. Proceed into the village and the property will be found on the left hand side.







IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images my have been enhanced.
This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage are connected to the property. Oil fired central heating.

Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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www.millerevans.co.uk | homes@millerevans.co.uk

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