



Roger
Parry
& Partners

146 BROAD OAK

Six Ashes, Bridgnorth, Shropshire, WV15 6EQ

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SIX ASHES • BRIDGNORTH • SHROPSHIRE • WV15 6EQ

Guide Price £250,000

A three bedroom semi-detached cottage with beautiful countryside views

- Attractive semi detached cottage.
- Large garden backing on to uninterrupted farmland views.
- Potential to extend subject to necessary planning consents.
- Superb and desirable semi-rural location.

DESCRIPTION

146 Broad Oak offers an exciting opportunity to purchase a 3 bedroomed semi-detached cottage situated in the extremely desirable area of Six Ashes. The property has a most attractive large rear garden with uninterrupted farmland views. Internally the property has generous accommodation with 3 good sized bedrooms. The property offers scope for modernisation and extension subject to gaining the necessary planning consents.

SITUATION

Situated approximately 5 miles from the market town of Bridgnorth and approximately 12 miles from Wolverhampton. Birmingham is also in commutable distance approximately 23 miles. The delightful villages of Bobbington and Enville are approximately 2 miles and 3 miles respectively.



Bridgnorth: 6 miles • Stourbridge 8 miles • Wolverhampton 12 miles



**146 Broad Oak, Six Ashes, Bridgnorth,
Shropshire, WV15 6EQ**

Comprises a traditional semi-detached cottage. Outside there is a delightful and extensive rear garden overlooking farmland. Internally the cottage provides generous room sizes with 3 bedrooms to the first floor. Non-allocated parking is available on the access road on a first come first served basis.

ACCOMMODATION COMPRISING:

(Measurements are approximate)

Ground Floor

Entrance Hall

Front door leads to entrance porch, stairs rise to first floor.

Lounge 16'10" x 13'9" (5.14m x 4.18m)

A large lounge with solid fuel burning stove, delightful beams to ceiling.

Sitting Room 13' 9" x 8' 1" (4.18m x 2.48m)

Sitting room which could also be utilised as a dining room. With open fireplace.

Bathroom 11' 0" x 9' 5" (3.34m x 2.87m)

A large and airy bathroom with bath and overhead shower and hand wash basin. There is a separate W.C.

Kitchen 12' 10" x 8' 9" (3.92m x 2.66m)

Kitchen has a range of floor and wall mounted units, floor units under a composite worktop. Integrated oven, hob and extractor. Stainless steel sink with drainer and mixer tap. Off the kitchen is a good sized pantry.

Conservatory 19' 2" x 11' 2" (5.84m x 3.41m)

Really good sized conservatory with views over the garden, potential for alteration subject to planning consents.

First Floor

Bedroom 13' 9" x 13' 2" (4.18m x 4.02m)

Offering a good sized double bedroom.

Bedroom 10' 4" x 10' 0" (3.15m x 3.05m)

Offering a good sized double bedroom

Bedroom 10' 7" x 9' 4" (3.23m x 2.83m)

Offering a double bedroom.

W.C

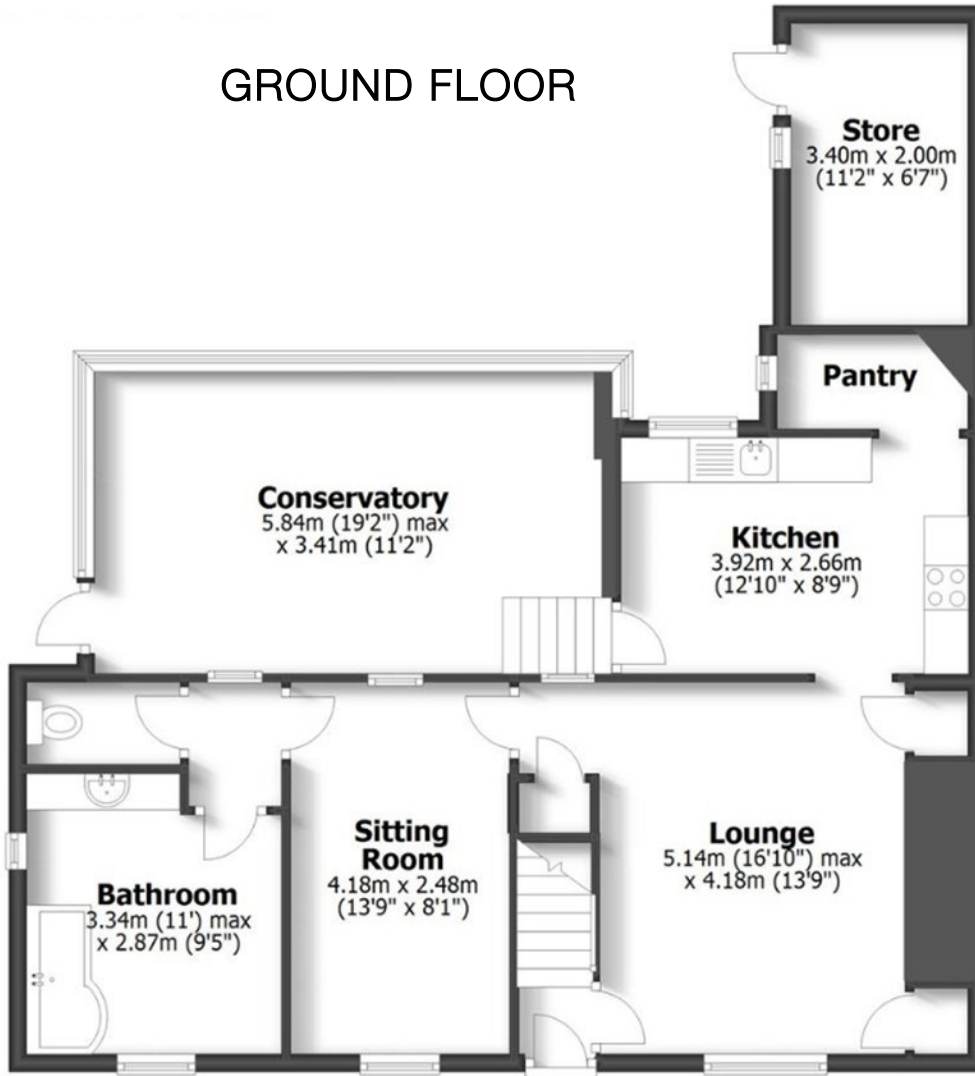
Providing W.C and hand wash basin.

Outside

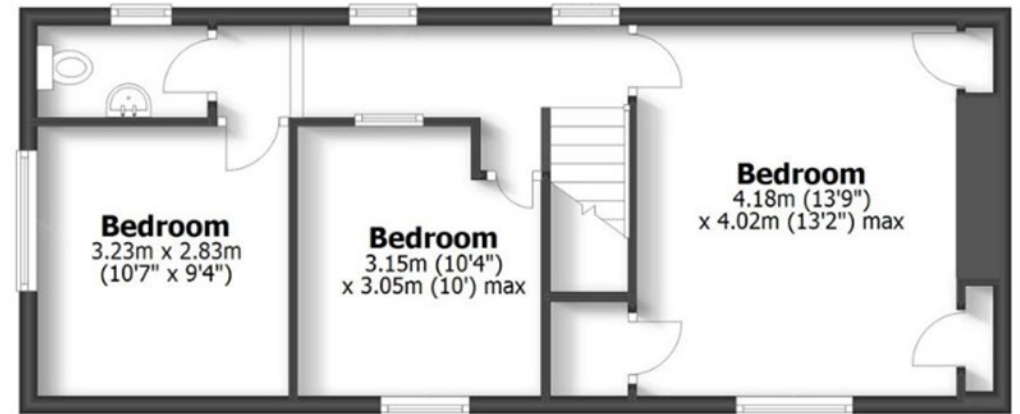
A small garden to the front with path leading to the property. To the rear it benefits from a generously sized garden, patio and external store with impressive views across the countryside.

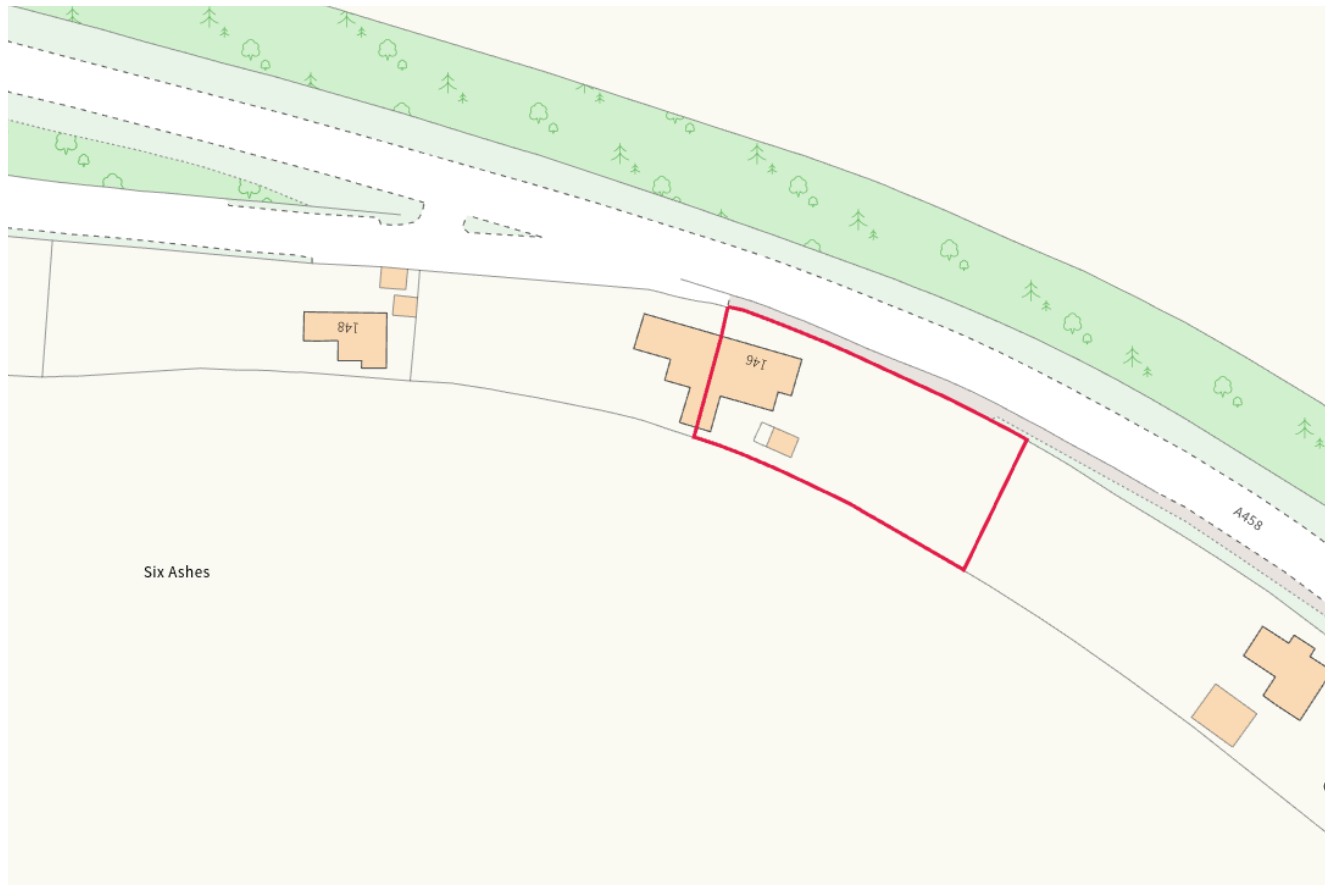


GROUND FLOOR



FIRST FLOOR





SERVICES

The property is served by mains electricity, mains water, oil central heating and septic tank private drainage. Broadband coverage is available.

METHOD OF SALE

By private treaty.

TENURE

We are advised that the property is freehold with vacant possession on completion.

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX BANDING

We understand the council tax band is D for the house. We would recommend this is confirmed during pre-contact enquires.

EPC RATING

It is understood that the property has an Energy Performance Certificate (EPC) which is valid until 17th April 2033 with an 'E' energy rating.

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.



Directions

From Bridgnorth, follow the A458 towards Stourbridge for approximately 6 miles. The property is situated on the right hand side with a private road leading to several properties. The property is identifiable via a Roger Parry & Partners 'For Sale' board.

Viewing Arrangements

Viewing of the property is strictly by appointment only through:

Andrew Lowe MRICS

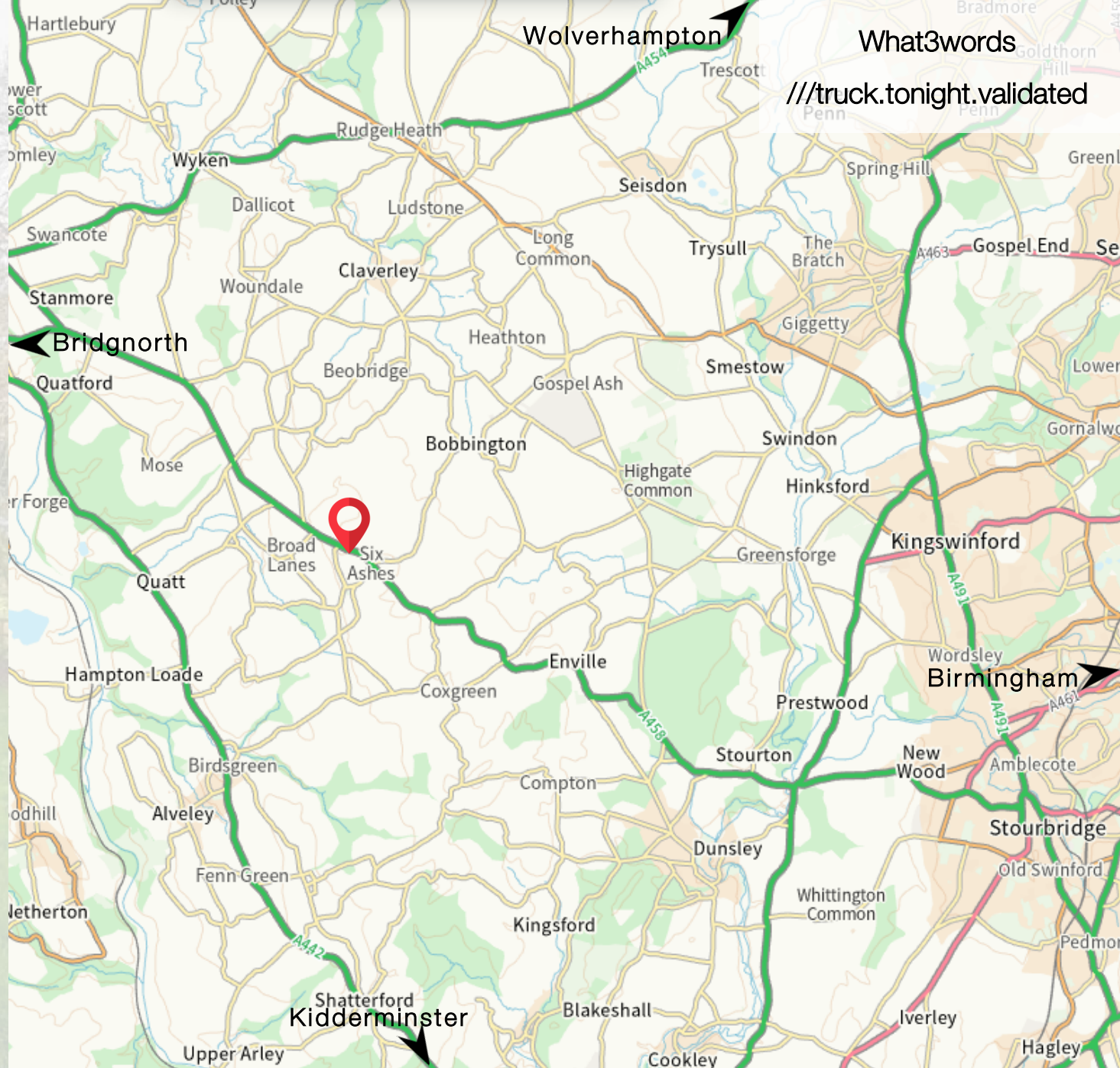
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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers 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.