

EARLES
TRUSTED SINCE 1935

1 New Cottages Off A458
Nr. Bridgnorth, WV15 6EJ
Price £255,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A three bedroomed semi-detached cottage located in the small hamlet of Six Ashes which is just 2 miles from the village of Enville and 4 ½ miles from the large town of Kinver. The property has a good long back garden and there is much scope for general refurbishment and updating.

The property is set back from the road behind a tarmacadam driveway that leads to a turning circle that in turn gives access to the freehold being sold.

A painted wicket-style gate opens onto a concrete pathway that leads to the lawned foregarden and the front door, which opens into:

Entrance Hall
7'1" x 5'7" (2.16m x 1.72m)
With windows to the front and side and panel radiator. Door into:

Outer Hall
7'1" x 4'9" (2.18m x 1.46m)
With painted brick walls to the sides and door leading to the coal hole. Further door into:

Boiler Room
7'10" x 6'0" (2.39m x 1.83m)
With window, a run of work surface, space and plumbing for a washing machine, space for a tumble dryer, “Geminox?” oil-fired heating boiler, and fitted shelf.

- From the outer hall, there is another door into:

Veranda
10'7" x 6'5" (3.25m x 1.97m)
Of timber construction; with box section single pitched polycarbonate roof and braced door leading to the rear garden (with outdoor water tap).

- Also from the outer hall, there is a door into:

Cloakroom
With low level WC and small cantilever wash hand basin.

Inner Hall
17'9" x 3'5" (excluding the stairway) (5.43m x 1.05m (excluding the stairway))
With door into:

Living Room
10'10" x 10'7" (3.32m x 3.25m)
With window to the front, fireplace with raised hearth and mantel shelf over, and radiator.

Dining Room
15'5" x 10'11" (4.70m x 3.33m)
With windows to the front, high-level cupboard housing the electricity meter and modern consumer unit, and panel radiator.

Kitchen
9'10" x 6'9" (3.02m x 2.07m)
With strip light to the ceiling, window to the rear, part-glazed timber door leading to the rear garden, step down into a small vestibule area, a range of wall, drawer and base units with laminate work surface over, inset single drainer stainless steel sink with swing mixer tap over, built-in combination oven/grill, and inset “Schott Ceran” ceramic hob with fume extractor over.

- An easy-going stairway rises to:

First Floor Landing
10'4" x 6'10" (3.16m x 2.09m)
With hatch giving access to the roof space. Double doors into:

Airing Cupboard
Housing the factory insulated copper hot water cylinder with immersion heater and fitted shelving above.

Bedroom One
13'2" x 10'11" (4.03m x 3.33m)
With windows to the front and panel radiator.

Bedroom Two
12'11" x 9'11" (3.96m x 3.03m)
With windows to the front and side, and panel radiator.

Bedroom Three
9'4" x 8'0" (2.86m x 2.46m)
With window to the rear and panel radiator.

Bathroom
6'0" x 5'6" (1.83m x 1.68m)
With obscure glazed window to the rear, 3-piece suite comprising; P-shaped bath with foldback glazed screen and separate “T80” electric shower over, low level WC, pedestal wash hand basin, ceramic tiling to full height to three walls, chrome ladder-style towel rail, and ceramic tiled flooring.

Rear Garden
Formerly laid to lawn with a number of specimen trees to the lower end. There is a bunded oil storage tank.

ADDITIONAL INFORMATION
Broadband and Mobile:
Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Variable outdoor
O2 - Good outdoor
Three - Good outdoor
Vodafone - Variable outdoor

For more information, please visit:
https://checker.ofcom.org.uk/.

Council Tax:
Shropshire Council - Band C

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit:
https://www.gov.uk/check-long-term-flood-risk.

Services:
Mains drainage, electricity and water are connected to the property. The heating is via an oil-fired boiler.

Tenure:
The property is Freehold and vacant possession will be given upon completion of the sale. As is shown on the site plan, there is a small area of cross hatched red that is registered on a different title SL45556. This parcel is within the owners late father's estate and will be transferred at no cost to the new owner or a successful purchaser on completion of the sale.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

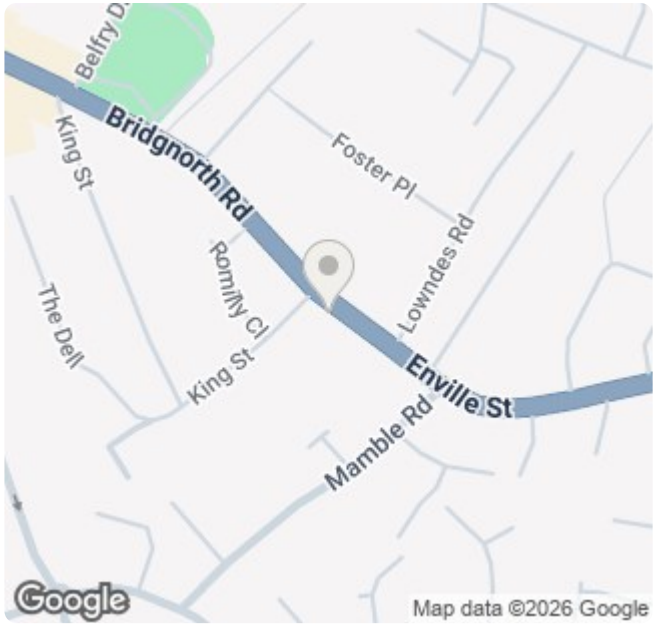
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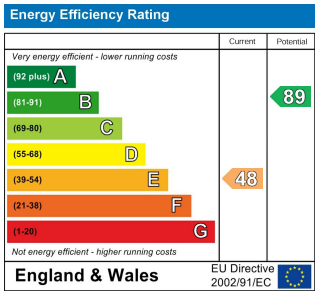


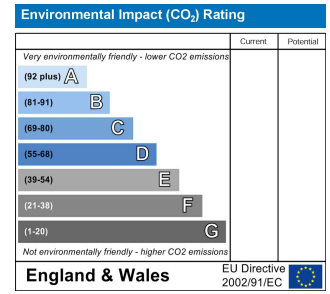





1 New Cottage
Plan for ID purposes Only
N
New Cottages
Issues
Six
Ashes
Inn
(PH)
Spring
Cottage
Lay-by
LEGEND
SL226732
Area to be transferred upon sale under title SL45556
Right of Access


Bridgnorth Rd
King St
Foster Pl
Lowndes Rd
Romilly Cl
The Dell
King St
Enville St
Mamble Rd
Google
Map data ©2026 Google


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
48
89
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC







