



SAMUEL WOOD

Garden Cottage, Worthen, Shrewsbury, Shropshire, SY5 9HW

Asking Price £425,000



# Garden Cottage,

Worthen, Shrewsbury, Shropshire, SY5 9HW



- Desirable Village Location in Worthen
- Versatile Ground Floor Living Space
- Driveway Parking for Three Cars
- Integral Garage & Utility Room
- Energy-Efficient Solar Panels Installed
- Flexible Accommodation 3/4 Bedrooms
- Modern En Suite & Family Bathroom
- Landscaped Front & Rear Gardens
- Lovely Rural Views to the Rear
- EPC Rating D

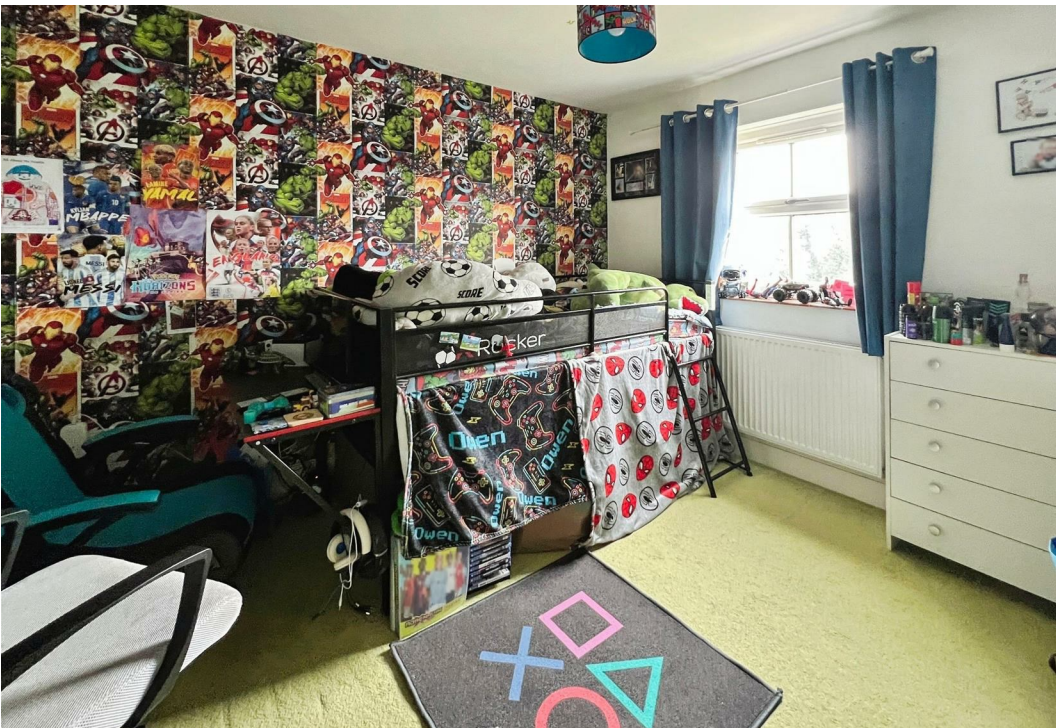
This beautifully updated home enjoys a peaceful setting with attractive countryside views to the rear, offering the perfect balance of rural living and everyday convenience. Located in the heart of Worthen, the property is within easy reach of a village shop, pub, church and primary school, while the historic town of Shrewsbury lies approximately 10 miles away, offering a wider range of amenities, schooling and transport links. The property has been thoughtfully improved throughout, including new windows, doors and a modern heating system, creating a stylish, move-in-ready home. Energy-efficient features such as solar panels and Hive-controlled heating further enhance comfort and running costs. Externally, landscaped gardens and a generous driveway add to the overall appeal, while energy-efficient features such as solar panels and a Hive-controlled heating system offer modern convenience. This is a fantastic opportunity to acquire a well-presented, energy-efficient home in a desirable village location, perfectly suited to modern living.

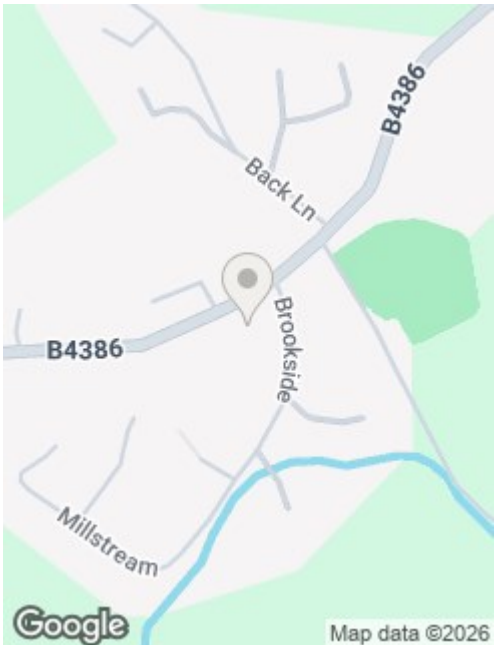
Internally, the property has been thoughtfully updated and fully repainted, creating a fresh, bright and contemporary feel throughout. The ground floor offers a versatile and well-balanced layout, ideal for modern family life. A spacious living room provides a welcoming space to relax, while a separate dining room is perfect for entertaining. The well-appointed kitchen is complemented by a practical utility room, adding valuable storage and workspace. A further reception room offers excellent flexibility and can be used as a home office, playroom or fourth bedroom, depending on individual needs ideal for growing families or those working from home. There is also a convenient ground floor WC, along with internal access to the integral garage, enhancing the overall practicality of the home.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The generous principal bedroom benefits from a stylish, recently updated en-suite, while the remaining bedrooms are served by a contemporary family bathroom. Both bathrooms have been improved with a focus on quality and contemporary design, making them ready for immediate use. A particularly appealing feature is the additional upstairs landing space, ideal as a dedicated home office or study area, providing a quiet and separate working environment away from the main living spaces.

Externally, the landscaped rear garden has been designed for ease of maintenance while making the most of its surroundings. It enjoys lovely open rural views, creating a peaceful and private setting perfect for relaxing or entertaining. To the front, a generous driveway provides off-road parking for multiple vehicles, alongside access to the integral garage. The inclusion of solar panels further enhances the property's efficiency, contributing to reduced energy costs and long-term sustainability.







## Directions

What3words: ///results.connected.deserved

Services: We understand that the property has LPG gas, mains electricity, mains water and mains drainage. Solar Panels - leasehold, details to follow.

Broadband Speed: Basic 16 Mbps & Superfast 80 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

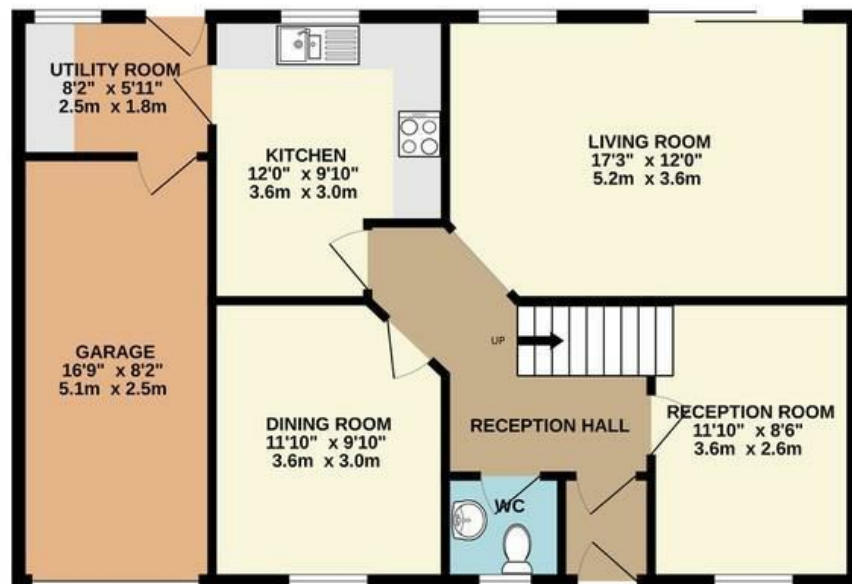
These details are awaiting final approval and may be subject to some changes.



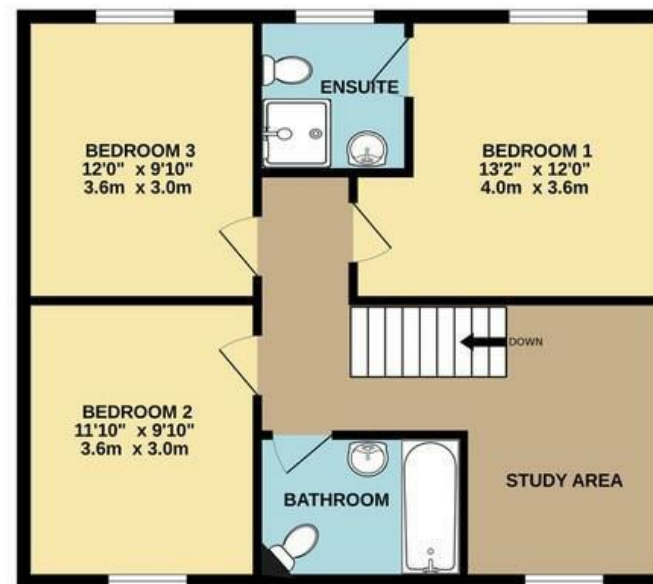


## Floor Plans

GROUND FLOOR  
838 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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