

Lee Cottage Lee Brockhurst Shrewsbury SY4 5SA



3 Bedroom House - Detached
Offers In The Region Of £450,000

The features

- CHARMING DETACHED PERIOD COTTAGE
- MANY ORIGINAL FEATURES
- HALL, GOOD SIZED LOUNGE/DINING ROOM WITH FIREPLACE
- 3 GENEROUS BEDROOMS AND FAMILY BATHROOM
- VIEWING HIGHLY RECOMMENDED
- SURROUNDED BY OPEN FARMLAND WITH VIEWS
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- GENEROUS KITCHEN/BREAKFAST ROOM, UTILITY AND CLOAKROOM
- AMPLE PARKING, ESTABLISHED GARDENS
- EPC RATING E



*** CHARMING DETACHED STONE COTTAGE ***

An excellent opportunity to purchase this charming cottage which boasts a wealth of original features including stone mullioned windows and is bordered by open farmland with lovely rural views. There is space opportunity to extend, subject to the necessary consents, without losing from the plot.

Occupying an enviable position on the edge of this small North Shropshire Hamlet with ease of access to the nearby market Town of Wem, the County Town of Shrewsbury and the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge/Dining Room with open fireplace, large Kitchen/Breakfast Room, Utility and Cloakroom. 3 generous double Bedrooms, family Bathroom.

The property has the benefit of central heating, driveway with ample parking and lovely established gardens surrounded by farmland.

Viewing highly recommended.

Property details

LOCATION

Set on the edge of this popular hamlet in North Shropshire bordered by farmland with open views. Being ideally placed for access to Shrewsbury, Wem, Whitchurch and Shawbury along with the A5/M54 motorway network.

RECEPTION HALL

Covered entrance with door opening to Reception Hall, useful under stairs storage cupboard, radiator.

IMPRESSIVE LOUNGE/DINING ROOM

A well proportioned room with original period features including two stone mullioned windows overlooking the front and additional double glazed window to the side. Exposed ceiling timbers and feature cast iron fireplace with open grate, wood panelling to dado height, radiators.

KITCHEN/BREAKFAST ROOM

Another generous sized room which is naturally well lit with window to the side and double opening French doors leading onto the gardens. Fitted with range of units incorporating double drainer sink set into base cupboard, further range of base units comprising cupboards and drawers with work surfaces over and space for appliances, range style cooker with extractor hood over, tiled surrounds and eye level wall units. Tiled flooring, exposed ceiling beams, radiator.

SIDE ENTRANCE PORCH

with door to the gardens and

UTILITY ROOM

With work surface with space beneath for appliances, window to the side.

CLOAKROOM

with WC and wash hand basin.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the lovely First Floor galleried style Landing with exposed sandstone walling, window to the side with lovely rural views.

PRINCIPAL BEDROOM

An excellent sized room naturally well lit with two original stone mullioned windows to the front and additional window to the side providing lovely rural views. Range of built in wardrobes, radiators.

BEDROOM 2

Another double room with window to the side with rural views, built in wardrobe, radiator.

BEDROOM 3

a double room with window to the side with rural views, built in wardrobe, radiator.

BATHROOM

with suite comprising panelled bath, shower cubicle with electric shower, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

The property is approached over long gravelled driveway with parking for several cars and leading to garage with up and over door. The gardens lie mainly to the front, laid extensively to lawn with flower and shrub beds, large paved sun terrace to the rear bordered by open farm land.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

Oil/Diesel heating system
Mains water and sewage
Mains electricity

Location

<https://maps.app.goo.gl/kyLnQqzHnDDSvKi46>
Located off of the A49 down a private road.
52.836178, -2.671299

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

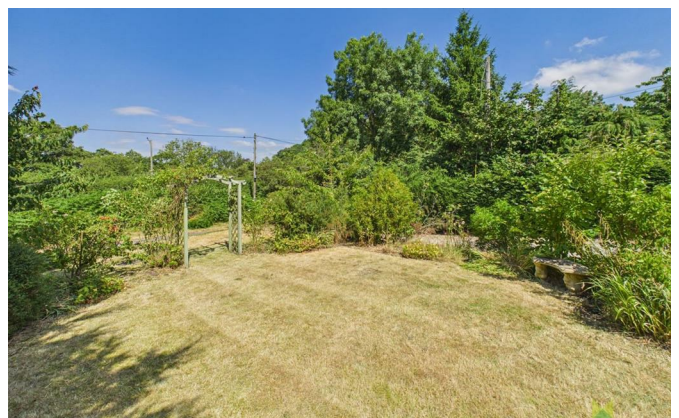
REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

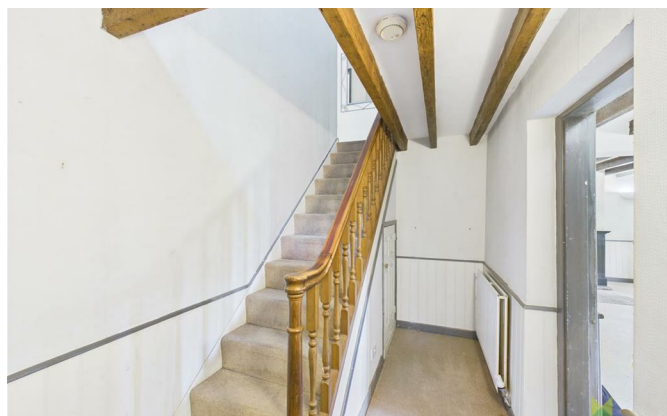
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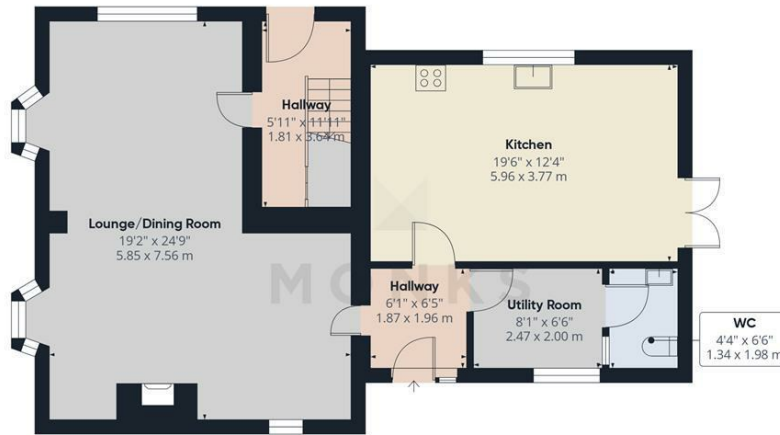




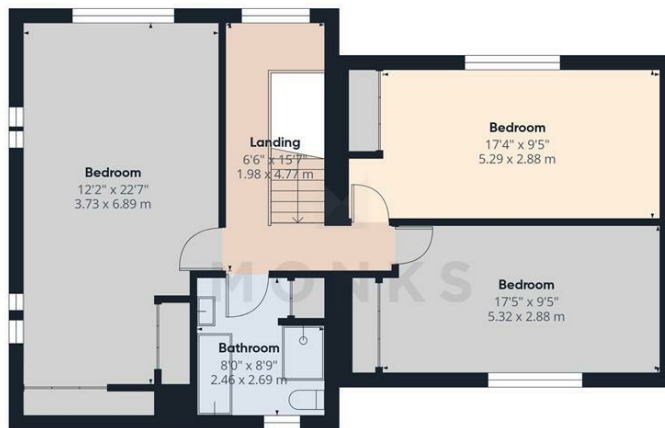
Lee Cottage Lee Brockhurst, Shrewsbury, SY4 5SA.

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Floor 0



Floor 1



Approximate total area⁽¹⁾
1619 ft²
150.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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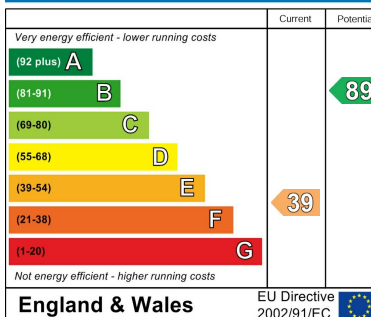
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We're available 7 days a week

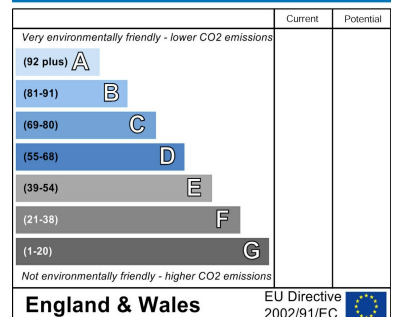
HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

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