

East Cottage, High Street, Grinshill, Shrewsbury, Shropshire,
SY4 3BH

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Occupying a delightful position within this highly regarded village, this attractive and particularly spacious two double bedroom detached cottage benefits from an enclosed south-facing rear garden, a substantial detached outhouse/store, and attractive rural views.

The village provides a charming and desirable setting, offering a village hall, cricket club, and church. The neighbouring village of Clive further enhances local amenities with a village shop, doctor's surgery, and bowling green.

The county town of Shrewsbury, renowned for its historic town centre and excellent range of shopping, leisure, and dining facilities, is within easy reach. The nearby bypass also provides convenient access to the M54 motorway network and beyond.

Early viewing is highly recommended to fully appreciate the property's character, generous accommodation, and sought-after location.

Accommodation
Entrance porch, cloakroom, hallway, lounge, dining room, kitchen, sealed unit double glazed conservatory, first floor landing, two double bedrooms, bathroom, outside study / boiler room, stoned driveway, generous sized outhouse / store, attractive enclosed rear garden, oil fired central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Wooden framed glazed entrance door gives access to:

Entrance porch
Having glazed windows, tiled floor. From entrance porch door gives access to:

Cloakroom
Having low flush wc, wall-mounted wash hand basin, two sealed unit double glazed windows, radiator, tiled floor.

Wooden framed glazed door from entrance porch gives access to:

Hallway
Having radiator, glazed window, part coving to ceiling, understairs storage cupboard. Door from hallway gives access to:

Lounge
14'7" excluding alcove x 11'5"
Having two feature alcoves, secondary double glazed window, radiator, attractive stone style fire surround with tiled mantel, coving to ceiling.

From hallway wooden framed glazed door gives access to:

Dining room
12'6" x 11'11"
Having secondary double glazed window to side, upvc double glazed window to rear, coving to ceiling, radiator, shelved storage cupboard. Wooden framed glazed door from dining room gives access to:

Kitchen
9'11" x 7'10"
Having a range of eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob with concealed cooker canopy over, tiled splash surrounds, tiled floor (space for washing machine), fitted worktops with inset 1½ sink drainer unit with mixer tap over, glazed window to rear, coving and spotlights to ceiling. Wooden framed glazed door from kitchen gives access to:

Sealed unit double glazed conservatory
11'3" x 9'3"
Having a range of sealed unit double glazed windows overlooking rear garden and pleasing rural aspect, upvc double glazed roof, tiled floor, radiator, sealed unit double glazed doors giving access to rear garden.

From hallway stairs rise to:

First floor landing
Having Velux window. Doors from first floor landing give access to both double bedrooms and bathroom.

Bedroom one
15'5" x 12'0"
Having two upvc double glazed windows with pleasing aspect to front and secondary double glazed window to side, loft access, radiator, built-in double wardrobe.

Bedroom two
12'0" x 9'9"
Having sealed unit double glazed window with pleasing aspect to the rear and secondary double glazed window to side, radiator, open fronted wardrobe.

Bathroom
Having a three piece white suite comprising: Corner panelled bath with shower over and glazed folding screen to side, wc with hidden cistern, wash hand basin set to vanity unit with storage cupboards below, part tiled to walls, radiator, secondary double glazed window to side, recessed spotlights to ceiling.

Outside
The property is approached over a stone driveway providing off street parking. To either side of the driveway are mature hedging / raised beds with gated pedestrian access to side leading to the front entrance door and an outside study / boiler room. From the driveway and to the side of property gated pedestrian access then leads to a side paved patio area where access is then given to a generous sized outhouse / store having two sections. To the rear of the property there is an attractive cottage style garden having a paved area, garden pond, glazed green house, lawned garden sections, apple tree and former vegetable plot a variety of mature specimen shrubs, plants and bushes, The garden is enclosed by hedging.

Outside study / boiler room
10'4" x 7'4"
Having upvc double glazed window, floor-mounted oil fired central heating boiler, radiator, quarry tiled floor.

GENEROUS OUTHOUSE / STORE

Section one of outhouse
13'6" x 10'1"
Having glazed window, fireplace.

Section two of outhouse
10'1" x 5'1"
Having glazed window and tiled floor.

Services
Mains water, electricity and drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND D

Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

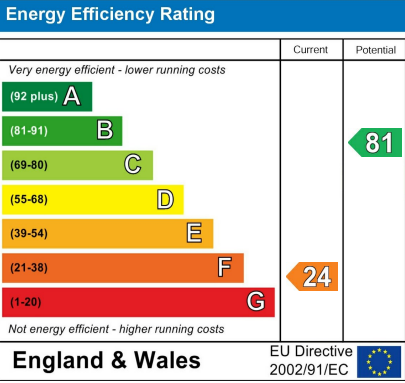
Mortgage services:
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Directions
From Shrewsbury, head north on the A49 and continue through the village of Hadnall. Upon leaving Hadnall, continue for approximately 1.6 miles before turning left, signposted for Grinshill, Clive and Yorton.

Follow this road for approximately 0.5 miles, where the property will be found on the left-hand side, opposite the local post box.



FLOORPLANS

