



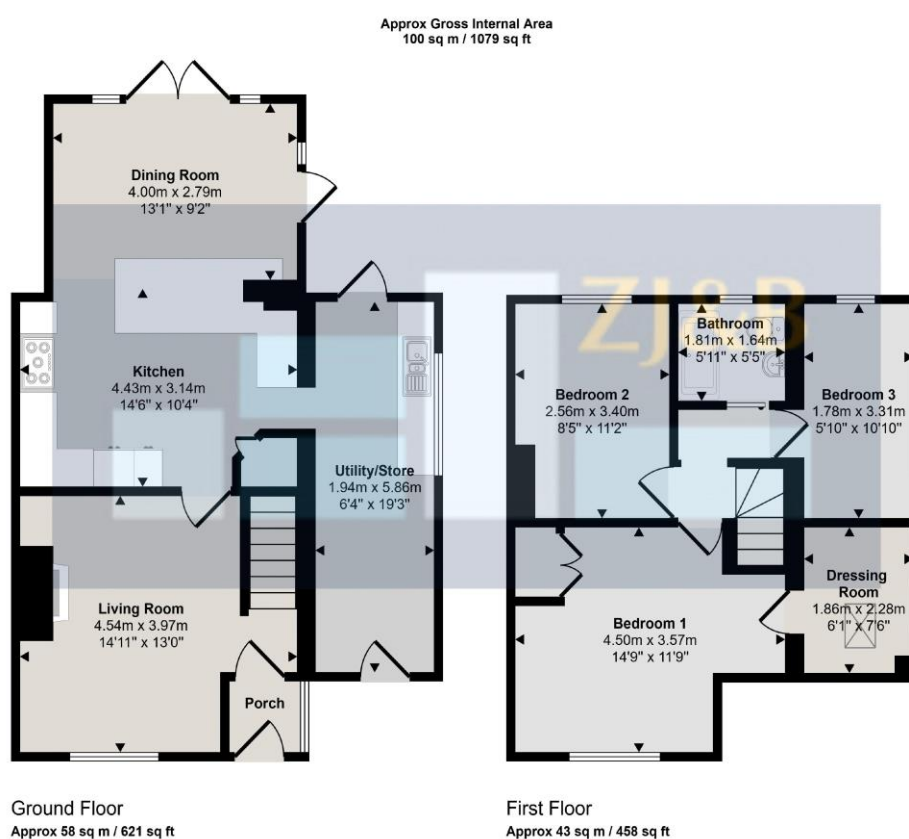
Elmhurst, Montford Bridge, Shrewsbury, Shropshire, SY4 1HA

£295,000

**A delightful, appealing, renovated, 3-bedroom semi-detached cottage
enjoying a rural setting bordering fields.**



Elmhurst is a delightfully appealing, 3-bedroom semi-detached cottage enjoying a rural setting bordering fields, within the hamlet of Forton Heath, just to the northwest of Shrewsbury. Since purchasing, the present owners have carried out an extensive plan of renovation, including two-storey and single-storey extensions. The property is only being marketed due to a change in circumstances and provides potential buyers with the opportunity to put their finishing touches to this impressive home. With a wide brick paved driveway to the front providing parking, and a 100' long garden to the rear, bordered to the side by fields, the accommodation provides an enclosed porch, a living room with a wood stove set to an attractive fireplace, a ledge and brace door that leads to the magnificent open-plan kitchen/dining room. The kitchen area provides ample worktops and a peninsular breakfast bar, a good range of units, a useful pantry cupboard and integrated appliances including a fridge/freezer, dishwasher and washing machine. The dining area has a roof light and single and double French doors, which provide excellent natural lighting. To the side of the kitchen, one extension provides a generous utility/storeroom with front and rear external doors and an LPG gas central heating boiler. Moving upstairs, the main bedroom has exposed floorboards, a fitted double wardrobe and a door to a dressing room/study where provision has been made for a potential en-suite shower room. The second bedroom is also a double, with exposed floorboards and a window overlooking the rear garden. The third bedroom is part of the extension and overlooks the adjoining fields. The shower room is modern and well equipped with a large shower cubicle, wash basin and WC. The extensive garden provides areas for entertaining; there is an outdoor kitchen area, a productive vegetable garden with raised beds, and space for chickens, creating a perfect rural lifestyle.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy performance certificate (EPC)

Elmhurst Forton Heath Montford Bridge SHREWSBURY SY4 1HA	Energy rating E	Valid until: 14 December 2027
		Certificate number: 8333-7522-5819-1564-3992

Property type Semi-detached house

Total floor area 85 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

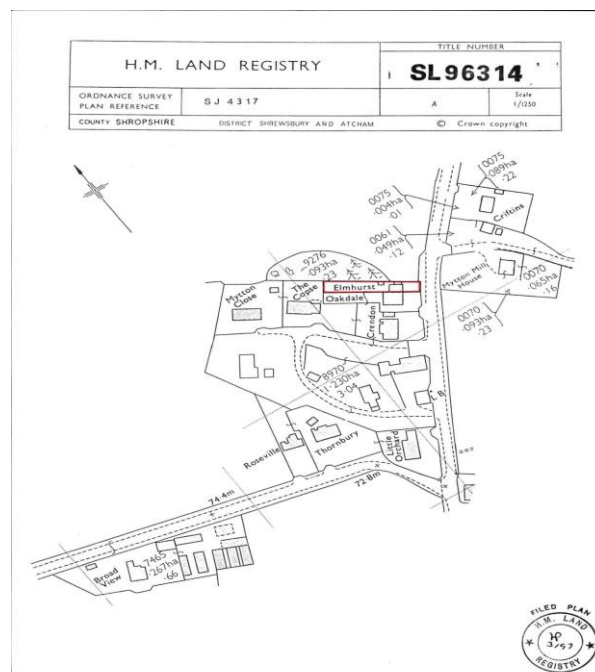
Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/8333-7522-5819-1564-3992>

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Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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Whole of Market clear and relevant tailored to your individual needs and circumstances.

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