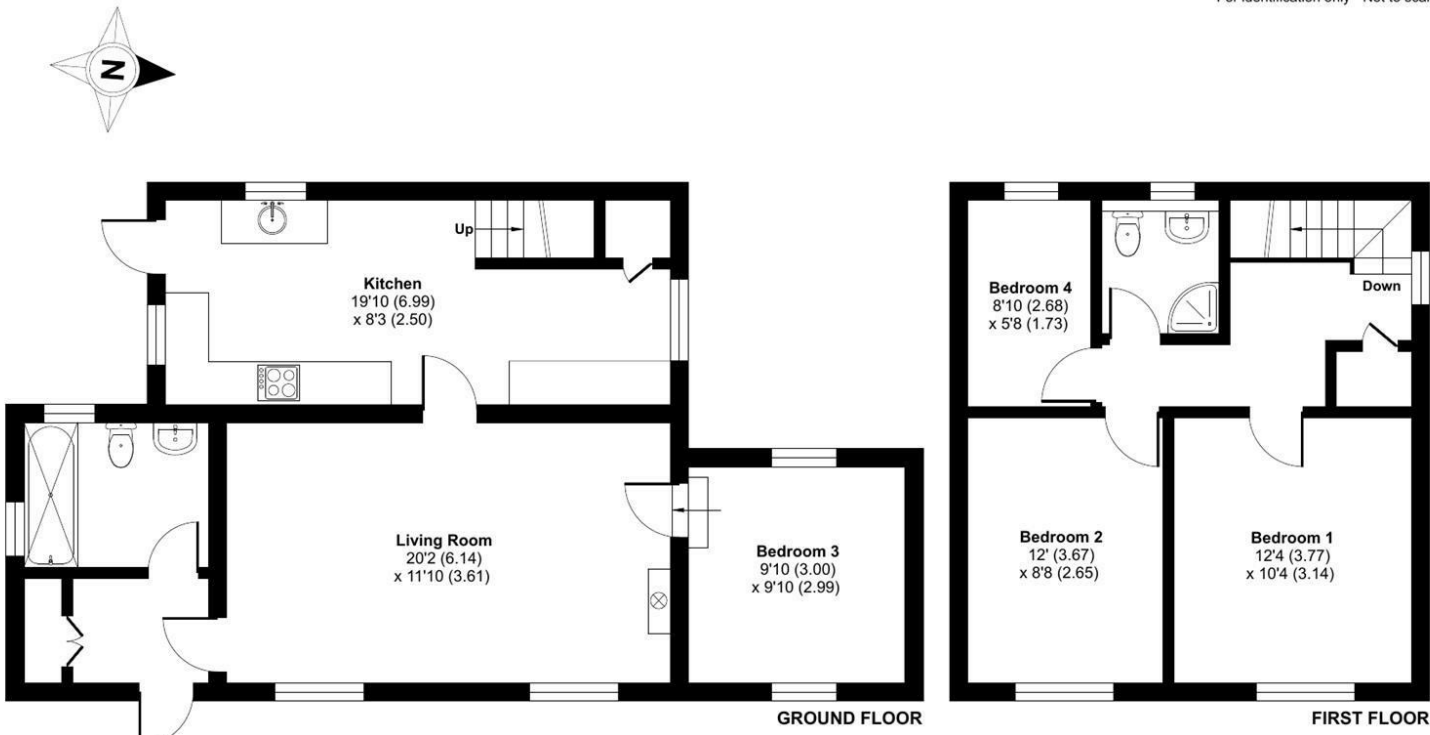


FOR SALE

Marton View Myddlewood, Nr Shrewsbury, Shropshire, SY4 3RY



Approximate Area = 1123 sq ft / 104.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlychem 2025. Produced for Halls. REF: 1262813



FOR SALE

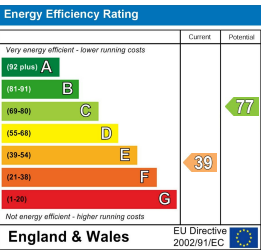
Offers in the region of £315,000

Marton View Myddlewood, Nr Shrewsbury, Shropshire, SY4 3RY

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A charming and characterful three/four bedroom detached country cottage boasting off-street parking, attractive gardens, and well-proportioned living accommodation retaining a range of traditional features, enviably positioned in a semi-rural location between Baschurch and Myddle.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Myddle (1 mile), Baschurch (2 miles), Wem (6 miles), Ellesmere (9 miles), Shrewsbury (9 miles).


(All distances approximate).



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Country Cottage
- 3/4 Bedrooms
- Range of Traditional Features
- Ample Driveway Parking
- Private Rear Gardens
- Semi-Rural Location

DESCRIPTION
Halls are delighted with instructions to offer Marton View in Myddle for sale by private treaty.

Marton View is a charming detached period country cottage which has, over the years, been extended and improved and now provides around 1,000 sq ft of characterful yet versatile living accommodation situated over two floors and retaining a range of traditional features, whilst comprising, on the ground floor, a Reception Hall, Living/Dining Room, Office/Bedroom Four, Kitchen/Dining Room, and Bathroom, together with three first floor Bedrooms and a Shower Room.

The property is complemented by a comfortable level of outdoor space and is accessed onto a generous driveway area situated to the side of the property and providing ample space for a number of vehicles, This leads through, via a full height timber gate, to private rear gardens which presently feature an area of lawn bordered a gravelled patio area which offers excellent opportunities for sitting out, with the rear gardens also containing a timber storage shed.

SITUATION
Marton View is situated a short distance from the popular village of Myddle (1 mile), which has excellent local amenities to include a Parish Church, Primary School and Public House. The well known village of Baschurch (2 miles) is within an easy drive and has a selection of local facilities including noted Primary and Secondary Schools and a Spar convenience store. Further amenities can be found in Wem (6 miles) including a railway station and the county town of Shrewsbury (9 miles), has a more comprehensive range of amenities of all kinds.

DIRECTIONS
Leave Shrewsbury via the A528 in the direction of Ellesmere, passing through Albrighton and Preston Gubbals until reaching a land hand turn which leads into the village of Harmer Hill, take this turn to remain on the A528, continuing through the village for around 1.8 miles until a further left hand turns leads into the village of Myddle; keep right towards the heart of the village, passing the school on your left and continue for approximately 1.1 miles, passing over a roundabout, where the property will be situated on your right, identified by a Halls "For Sale" board.

W3W
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SCHOOLING
The property is situated within a convenient proximity to a number of well regarded state and private schools, including Myddle C of E Primary, Baschurch C of E Primary, The Corbett School, Weston Lullingfields C of E Primary, Cockshutt C of E Primary, Lakelands Academy, Adcote School for girls, Ellesmere College, Packwood Haugh School and Shrewsbury College.

THE PROPERTY
The property provides principal access into a useful Entrance Hall with recessed storage space and a door which leads directly on a ground floor Bathroom which contains a modern white suite with free-standing "clawfoot" style bath, with a further door leading from the Entrance Hall into a welcoming Living/Dining Room with a range of exposed ceiling timbers and windows onto the front elevation, with ample space for seating and dining areas, alongside a door which leads into a versatile Office which could usefully serve as a fourth Bedroom or guest room. Also accessed from the Living/Dining Room is a generously proportioned Kitchen/Breakfast Room which features a stylish kitchen, stairs rising to the first floor and space for a breakfast table, as well as a rear access door directly onto the driveway.

From the Kitchen/Breakfast Room, stairs rise to a first floor landing where doors allow access into three Bedrooms, with the front Bedrooms enjoying picturesque views over open countryside beyond, alongside a family Shower Room with attractive white suite.

OUTSIDE
The property is accessed onto a generous gravelled parking area situated to the side of the property with ample space for a number of vehicles, with a full-height timber gate leading through to a private rear garden which presently comprises an area of lawn bordered by a gravelled seating area ideal for outdoor dining and entertaining; with the rear garden also containing a useful timber garden storage shed.

THE ACCOMMODATION COMPRISES
- Ground Floor -
Entrance Hall:
Living/Dining Room: 6.14m x 3.61m
Kitchen/Dining Room: 6.99m x 2.50m
Bathroom:
Office/Bedroom Four: 3.00m x 2.99m

- First Floor -
Bedroom One: 3.77m x 3.14m
Bedroom Two: 3.67m x 2.65m
Bedroom Three: 2.68m x 1.67m
Shower Room:

SERVICES
The property is understood to benefit from mains water, electric, and drainage. The heating is oil-fired.

TENURE AND POSSESSION
The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX
The property is shown as being within council tax band D on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.