





11 St. Eatas Lane, Atcham, Shrewsbury, SY5 6QA
Offers In The Region Of £295,000

Located on a private cul-de-sac, this three bedroom detached house benefits from spectacular rear views of the Wrekin and is located within the attractive village of Atcham, 4.5 miles South-East of Shrewsbury, noted for the Attingham Park Estate.



THE PROPERTY

Located on a quiet cul-de-sac in the popular village of Atcham, 11 St. Eatas Lane is an attractive three bedroom detached house with stunning rear views of the local countryside, and towards The Wrekin. The property has been well maintained and benefits from a stone driveway, with room for two cars, and a garage with ample storage space. To the rear of the property are incredible views over fields and immediate to the property are paths for walking and the National Trust's renowned Attingham Park Estate, with miles of walking routes and a working farm for children to visit. The property is also nearby to the B4380 providing access to motorway links and is on a local bus route.

LOCATION

Atcham is an attractive village 4.5 miles South-East of the historic market town of Shrewsbury. Local amenities include a Church, The Myton and Mermaid public house and, the highly popular, Attingham Park Estate, a National Trust estate with miles of walking routes, events and a working farm for children to visit. There is also the nearby Love to Stay site with a multitude of activities including a gym, cafe, assault course and beach. Local transport links including the A5 and the M54 are all within a short drive of the property.

ACCOMODATION

Briefly comprises an entrance hallway, lounge, separate dining room, uPVC double glazed conservatory, kitchen, first floor landing, two double bedrooms, a single bedroom and a family bathroom. There is uPVC double glazing throughout and electric heating.

ENTRANCE HALL

Carpet flooring, recessed spotlights, electric storage heater.

LOUNGE

13'9" x 13'3" (4.19 x 4.04)

Front aspect window, coal effect electric fire set in a stone style fire surround with a marble style hearth, TV point, storage heater.

ACCOMODATION

Briefly comprising an entrance hallway, lounge, separate dining area, kitchen, conservatory, three bedrooms and a family bathroom. The property has uPVC double glazing throughout, including a fully glazed uPVC conservatory to the rear. There are electric storage heaters throughout the property.

DINING ROOM

10'5" x 8'3" (3.18 x 2.51)

Carpet flooring, access to conservatory via sliding patio doors, access to kitchen via doorway.

KITCHEN

10'5" x 8'4" (3.18 x 2.54)

Vinyl tile effect flooring, fitted base and eye-level units, integrated electric oven, four ring ceramic hob with a concealed extractor hood, an inset one and a half bowl black resin sink with mixer tap, glazed uPVC side door to parking area.

CONSERVATORY

11'11" x 8'6" (3.63 x 2.59)

Fully glazed uPVC conservatory with a tiled floor. French doors into garden, fitted ceiling fan, electric points with USB sockets, spectacular rear views.

Stair to:

FIRST FLOOR LANDING

Carpet flooring, side aspect window, loft access, airing cupboard.

BEDROOM ONE

13'9" x 9'11" (4.19 x 3.02)

Carpet flooring, front aspect window, fitted wardrobe, storage heater

BEDROOM TWO

9'3" x 8'11" (2.82 x 2.72)

Carpet flooring, rear aspect window with impressive countryside views towards the Wrekin, built-in wardrobe, electric storage heater

BEDROOM THREE

7'10" x 6'5" (2.39 x 1.96)

Single bedroom, carpet flooring, storage heater, rear aspect window with impressive countryside views towards the Wrekin.

FAMILY BATHROOM

Re-fitted bathroom with Vinyl flooring and a front aspect frosted window, a fitted bath including timber panelling, wall mounted mixer shower, glazed shower screen, low flush WC, pedestal wash hand basin, heated stainless-steel towel rail, extractor fan to ceiling.

OUTSIDE

Located on a private cul-de-sac, within an exclusive development, the property holds an extremely quiet position, and is not overlooked from the front. There is a front garden with a paved walkway and flowering beds, with a generous stone driveway to the side of the property, leading to the garage, with room to park two cars. The rear garden has dramatic views towards the Wrekin, and of surrounding countryside. The garden is laid to lawn and surrounded by a number of herbaceous borders, with paved patio to the immediate rear of the property. A timber garden shed allows for storage and there is an outside tap and lighting.

GARAGE

17'2" x 8'2" (5.23 x 2.49)

Manually operated up and over door, power, light, pedestrian side door.

SERVICES

Mains water

Mains drainage

Mains electricity

Council tax band: D

Tenure: Freehold

MONEY LAUNDERING REGULATIONS

When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)

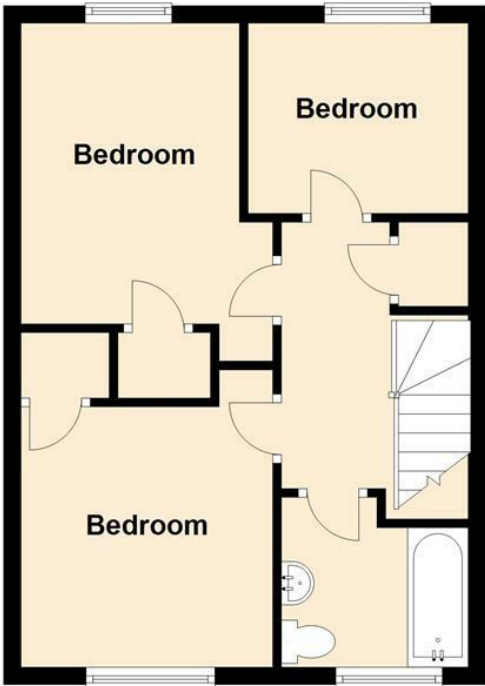
Ground Floor

Approx. 49.9 sq. metres (537.5 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 88.4 sq. metres (951.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205

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Plan produced using PlanUp.

General Services:

Local Authority: Shropshire County Council

Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury take the A5064 South and, upon reaching the A5 roundabout, take the B4380 signposted Atcham. After passing the Mytton and Mermaid hotel, take a right hand turn onto Malthouse Lane, continuing on this road until it bends to the left becoming St. Eatas lane. Continue until there is a sharp left and the property is on your right hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.