The Cottage, Hook-A-Gate, Shrewsbury, SY5 8BE

Shrewsbury & Country House Sales

MILLER EVANS

The Cottage, Hook-A-Gate, Shrewsbury, SY5 8BE

£135,000 Freehold

- Semi-detached cottage requiring full renovation
- Two bedrooms and bathroom
- Living room and kitchen
- spacious plot, offering excellent potential for landscaping
- Popular village location
- Cash Buyers Only

Cash Buyers Only - This two bedroom semi-detached cottage, in need of full renovation, offers an exciting opportunity to create a characterful home in a desirable semi-rural location.

The property provides accommodation briefly comprising; kitchen and living room to the ground floor, with two bedrooms and a bathroom to the first floor.

The Cottage sits within a spacious plot, offering excellent potential for landscaping, parking and the creation of attractive private gardens, subject to any necessary planning consents. The property represents an ideal opportunity for purchasers looking for a renovation project with scope to create a bespoke home.

Situated within the popular village of Hook-a-Gate, approximately 3 miles south-west of Shrewsbury. The property enjoys a semi-rural setting, surrounded by open countryside whilst remaining within easy reach of the county town and its extensive range of amenities.

LIVING ROOM
11'11" x 14'6"

BREAKFAST KITCHEN
9'11" x 14'6"

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1
12'2" x 11'1"

BEDROOM 2
9'9" x 8'10"

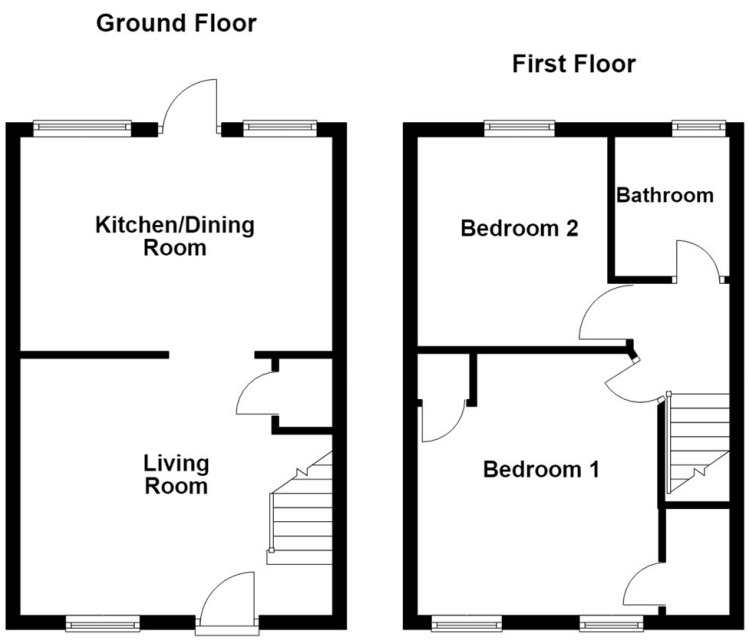
BATHROOM
6'6" x 5'4"

GARDENS AND GROUNDS

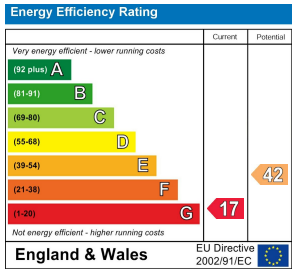
The property occupies a spacious plot, providing considerable scope for improvement and landscaping. The existing gardens offer a blank canvas for the creation of private outdoor space, with potential for lawned areas, planting, seating and parking.
Given the size and layout of the plot, there may also be potential to improve the existing access and parking arrangements, subject to any required planning consents.

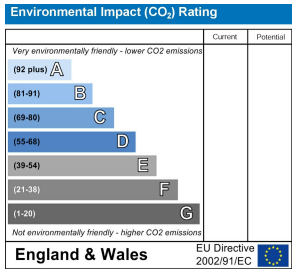
HOW TO GET THERE

The property is best approached out of Shrewsbury along Roman Road. Continue to the island, taking the 3rd exit onto Longden Road. Proceed along Longden Road into Hook-a-Gate. When approaching the centre of the village the property will be found on the left hand side.



Total area: approx. 641.6 sq. feet





IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Some images may have been enhanced.
This property may be subject to additional management service charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0345 678 900

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