



3 Weston Wharf Weston Lullingfields, Shrewsbury,
Shropshire, SY4 2AW

www.hbshrop.co.uk



Offers In The Region Of £475,000

Viewing: strictly by appointment
through the agent



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 lovely tucked away position, within the picturesque hamlet of Weston Lullingfields, this is an improved, attractive and charming two double bedroom detached cottage offering an idyllic blend of character, comfort and countryside tranquility. The hamlet itself offers a welcoming community hub set around its primary school, church and village hall, ideal for families and community minded owners alike. Just a short distance away is the highly regarded village of Baschurch known for its strong community spirit, excellent amenities some of which include: convenience store, farm shop, traditional village pubs, takeaway outlets etc. For wider shopping/leisure facilities the historic market town of Shrewsbury is within easy reach as is the A5 linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, sitting room, modern refitted kitchen/breakfast room, ground floor bathroom, first floor landing, two double bedrooms, driveway, sunny rear enclosed gardens, large feature brick built summerhouse, UPVC double glazing, oil fired central heating, idyllic rural location. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed stable style door gives access to:

Hallway

Having vinyl floor covering, radiator.

Door from hallway gives access to:

Lounge

12'2 x 11'10

Having two UPVC double glazed windows, radiator, brick fireplace with exposed beams to ceiling.

Door from entrance hallway gives access to:

Sitting room

12'3 x 8'0 average measurement

Having UPVC double glazed window, radiator, vinyl floor covering, exposed beams to ceiling.

Door from sitting room gives access to:

Refitted kitchen/breakfast room

13'0 x 9

Having a range of replaced eye level and base units with built-in cupboards and drawers, fitted worktops with Granite style overlay, wood effect vinyl floor covering, radiator, built-in double oven, four ring hob with stainless steel cooker canopy over, three UPVC double glazed windows, integrated slim line dishwasher, integrated fridge, exposed timbers and recessed spotlights to ceiling.

From entrance hallway door gives access to:

Ground floor bathroom

Having a three piece suite comprising: timber style corner panel bath with wall mounted shower over, pedestal wash hand basin, low flush WC, tiled floor, UPVC double glazed window, radiator.

From lounge stairs rise to:

First floor landing

Having storage cupboards. Doors giving access to: Two double bedrooms.

Bedroom one

9'3 x 9'0 excluding wardrobe recess

Having UPVC double glazed window, radiator, fitted double wardrobe and double shelved storage cupboard.

Bedroom two

12'10 x 6'0 max

Having UPVC double glazed window, loft access, radiator.

Outside

To the side of the property double timber gate gives access to driveway providing off street parking. From the driveway access is given to the property's attractive low maintenance:

Rear garden

Comprising: Indian sandstone patio with matching pathway, stone section, shrub areas, timber pergola, feature garden pond, oil tank. In the rear garden there is a feature:

Brick built summerhouse

19'0 x 11'0 approxintelery

Having fitted power and light and double glazed bi-folding doors giving access to gardens. The property's rear gardens offer a sunny aspect and is enclosed by fencing.

Directions

At the crossroad in Baschurch (coming from Shrewsbury) continue straight over signposted for Weston Lullingfields and Ellesmere. At the Weston Lullingfields sign (on the left hand-side) continue into and through the village for 1.1 of a mile and turn left at the monument and continue pass the school (on the right hand-side). Continue down this country lane for 0.2 of a mile and the property will be found on the left hand-side.

Services

Mains water, electricity, 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 B

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

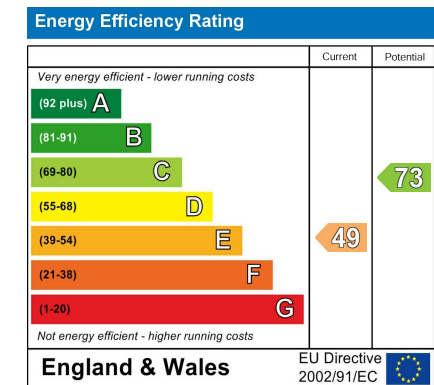
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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.



FLOORPLANS

