Myddle Cottage Harmer Hill
Harmer Hill Shrewsbury
SY4 3EB

MONKS

2 Bedroom House
Offers In The Region Of £225,000

The features

- CHARMING COTTAGE - IDEAL FOR FIRST TIME BUYER
- ENVIABLE VILLAGE LOCATION
- CONSERVATORY/DINING ROOM, KITCHEN AND UTILITY
- NURSERY/HOME OFFICE
- VIEWING ESSENTIAL.
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- GOOD SIZED LOUNGE WITH LOG BURNER
- DOUBLE BEDROOM WITH EN SUITE BATHROOM
- DRIVEWAY WITH PARKING - DELIGHTFUL WELL STOCKED GARDEN
- EPC D

***** CHARMING SANDSTONE COTTAGE WITH GOOD SIZED GARDEN *****

An excellent opportunity to purchase this lovely cottage which has been newly decorated and is offered for sale with no upward chain - perfect for first time buyer or those looking to down size.

Occupying an enviable position in this popular North Shropshire village being ideally placed for access to Shrewsbury, Wem, Ellesmere and Oswestry. Harmer Hill benefits from an active Village Hall, Public House/Restaurant and nearby Railway Station at Yorton which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Lounge/Dining Room with feature log burner, Conservatory, Kitchen, Utility/Boot Room, 2 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and delightful good sized established garden.

Viewing highly recommended.

Property details

LOCATION
The property occupies an enviable position in the heart of this popular North Shropshire Village, ideally placed for access to Shrewsbury, Wem, Ellesmere and Oswestry. The A5/M54 motorway network is a short drive away along with supermarkets, shops and schools.

LOUNGE/DINING ROOM
A charming room naturally well lit with two windows and glazed door to the front, chimney breast housing cast iron Wenlock stove log burner, media point, two period style radiators. Karndean wood effect vinyl flooring.

KITCHEN
Fitted with range of cream fronted units incorporating single drainer enamel sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher with matching facia panel, inset 4 ring hob with extractor hood over and storage below along with eye level single oven and integrated microwave. Tiled surrounds and complementary range of eye level wall units, radiator, tiled flooring.

UTILITY/BOOT ROOM
A versatile room with deep glazed Belfast style sink and ample space for appliances, window to the rear, continuation of tiled flooring.

CONSERVATORY
Stable style door from the Kitchen leads to the Conservatory being of brick and sealed unit double glazed construction with double opening French doors to the garden and lovely aspect over gardens and over the roof tops to the countryside beyond. Radiator.

FIRST FLOOR LANDING
Staircase leads to First Floor Landing with recessed shelving and off which lead

BEDROOM 1
having window overlooking the front, range of fitted shelving, radiator.

BATHROOM
fitted with suite comprising shaped panelled bath with direct mixer shower unit over, wash hand basin and WC. Period style radiator, window to the rear with lovely rural aspect.

OCCASIONAL BEDROOM/NURSERY/HOME OFFICE
having window to the front, radiator.

OUTSIDE
The property is set in the heart of the village and approached over driveway with parking, sandstone walling and steps down to the entrance.

The Rear Garden is a particular feature of the property being beautifully established with shaped lawn and well stocked flower, shrub and herbaceous borders and wonderful specimen trees including a magnificent Fig and Wysteria. Offering a great level of privacy and having side pedestrian access. Adjacent to the house is a lovely slated seating and dining area.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water and drainage are connected with gas fired central heating.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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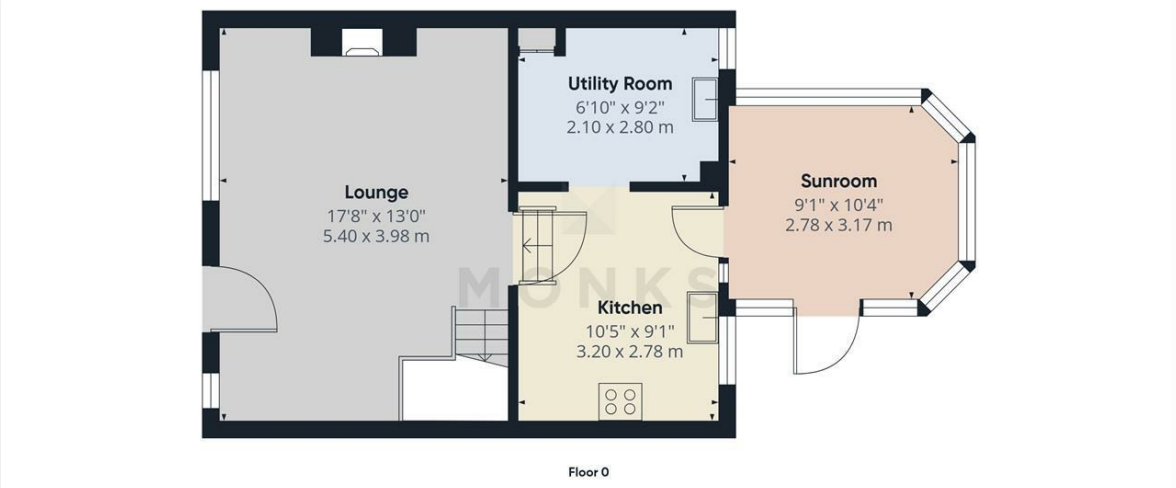

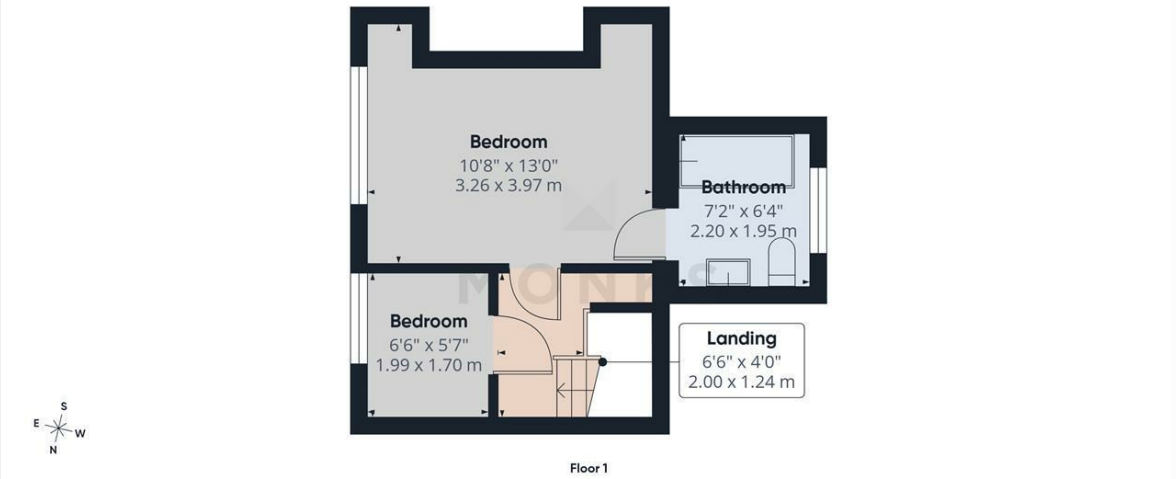

MONKS

Approximate total area(1)
730 ft²
67.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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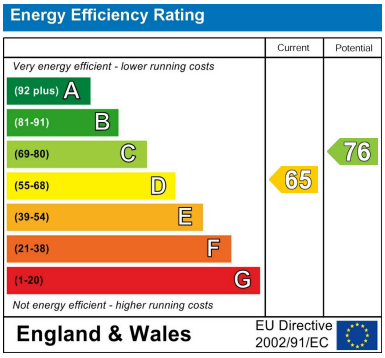

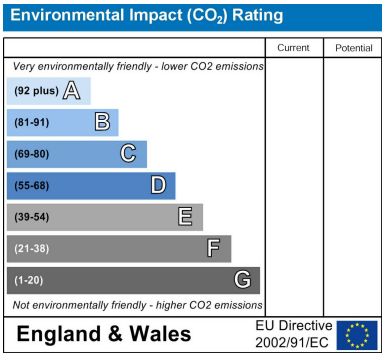

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

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