





Yew Tree House Westbury, Shrewsbury, SY5 9QX
Offers In The Region Of £425,000

A beautifully presented three bedroom detached home, located in the highly sought after village of Westbury, approximately nine miles from Shrewsbury town centre. Significantly improved by the current owners, the property offers stylish and spacious accommodation throughout.

The accommodation briefly comprises an entrance hall, a contemporary fitted kitchen with integrated appliances, utility room, downstairs WC, dining room, and a living room with double French doors opening onto the garden. To the first floor there are three well proportioned bedrooms, including a principal bedroom with an en-suite shower room, together with a contemporary family bathroom. Externally, the property benefits from a good sized driveway providing off-road parking for several vehicles. The property further benefits from underfloor heating throughout the ground floor and uPVC double glazing.



Entrance Hall

With tiled flooring.

Kitchen

Fitted with a range of contemporary units with wooden worktops, white sink unit with stainless steel mixer tap, integrated appliances include a Rangemaster cooking range with extractor fan above, Samsung dishwasher and a Samsung double fridge/ freezer. Under counter spotlights and tiled flooring

Utility Room

With tiled flooring and tiling to walls, space and plumbing for a washing machine and drier. The utility houses the Worcester boiler. Door leads through to:

Downstairs Cloakroom

Fitted with a white suite comprising low level flush wc, wash hand basin with mixer tap, extractor fan, tiling to floor and walls

Dining Room

With tiled flooring, cast iron wood burner, stairs lead up to first floor landing.

Living Room

With fitted carpets, coal effect fire, double French doors lead out to garden.

Landing

With fitted carpets, useful storage cupboard and access to loft space.

Principle Bedroom

With fitted carpets and useful fitted wardrobe. Door to:

Ensuite Shower Room

Fitted with a modern white suite comprising, shower cubicle with riser rail and shower head, low level flush wc, wash hand basin with mixer tap, heated towel radiator, extractor fan, tiled flooring and tiling to walls.

Bedroom

With fitted carpets.

Bedroom

With fitted carpets.

Bathroom

Fitted with a modern white suite comprising panelled bath with riser rail and shower head, low level flush wc, wash hand basin with mixer tap, heated towel rail, extractor fan, tiled flooring and tiling to walls and Velux window.

Outside

The property is approached via double wooden gates, which open onto a tarmac driveway providing off-road parking for several vehicles. A pedestrian gate leads to the front of the property, where a paved pathway continues around the home, creating attractive patio seating areas ideal for outdoor enjoyment.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 7 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers 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.

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)



General Services:

Local Authority: Shropshire Council

Council Tax Band: D

EPC Rating: C

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.

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 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.