



SAMUEL WOOD

2 Springfield Cottages Moreton Mill, Shawbury, Shrewsbury, Shropshire, SY4 4ER

Offers In The Region Of £367,500



# 2 Springfield Cottages Moreton Mill

Shawbury, Shrewsbury, Shropshire, SY4 4ER



- Charming Cottage
- Practical Utility Room
- Family Bathroom and Ensuite Shower Room
- Stunning Gardens
- Potential for No Upward Chain
- Traditional Farmhouse Style Kitchen
- Impressive Brick Conservatory
- Three Spacious Bedrooms
- Private Driveway
- EPC Rating F

Nestled within a generous third of an acre of beautifully maintained gardens, 2 Springfield Cottages presents an attractive opportunity for those seeking the perfect blend of traditional charm and modern comforts. Located conveniently on the A53, this lovely home benefits from excellent links to Shrewsbury, Market Drayton and Telford. This prime location ensures that you are never far from the conveniences of the town while still enjoying the beauty of the Shropshire countryside. A full viewing of both the property and the location is recommended, we look forward to providing you with your accompanied viewing.

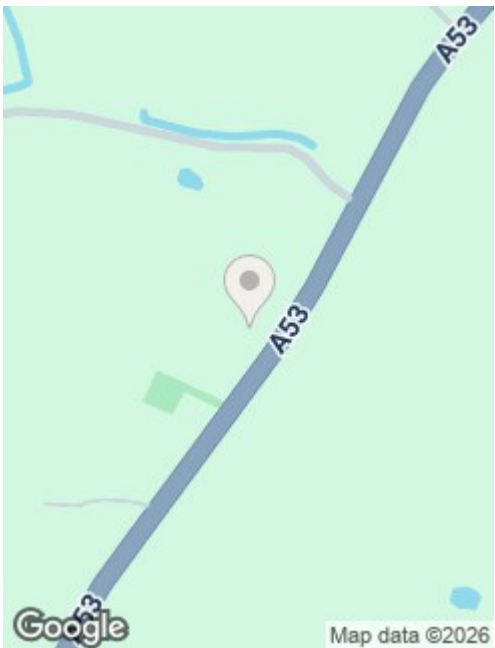
Entering through the reception area you will find the living room, where an open fire serves as the heart of the home, the traditional character of this room makes it an ideal spot for relaxation and entertaining. The kitchen dining room is a delightful area, equipped in a traditional farmhouse style with plenty of space. Adjacent is a practical utility room, providing additional storage and functionality which then leads into the ground floor bathroom for added convenience.

One of the standout features of this cottage is the impressive brick conservatory bathed in natural light perfect for admiring the beautiful garden and aspect. The pantry and garage complete the ground floor, providing practical storage solutions that enhance the overall functionality of the home.

As you ascend to the first floor, you will find three well-proportioned bedrooms. Each bedroom is tastefully decorated and filled with natural light, creating a pleasant atmosphere. The master bedroom provides an ensuite shower room for added practicality. The two additional bedrooms are versatile and can easily accommodate family, guests, or even a home office.







## Directions

Services: We understand that the property has oil central heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 7 Mbps & Superfast 50 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

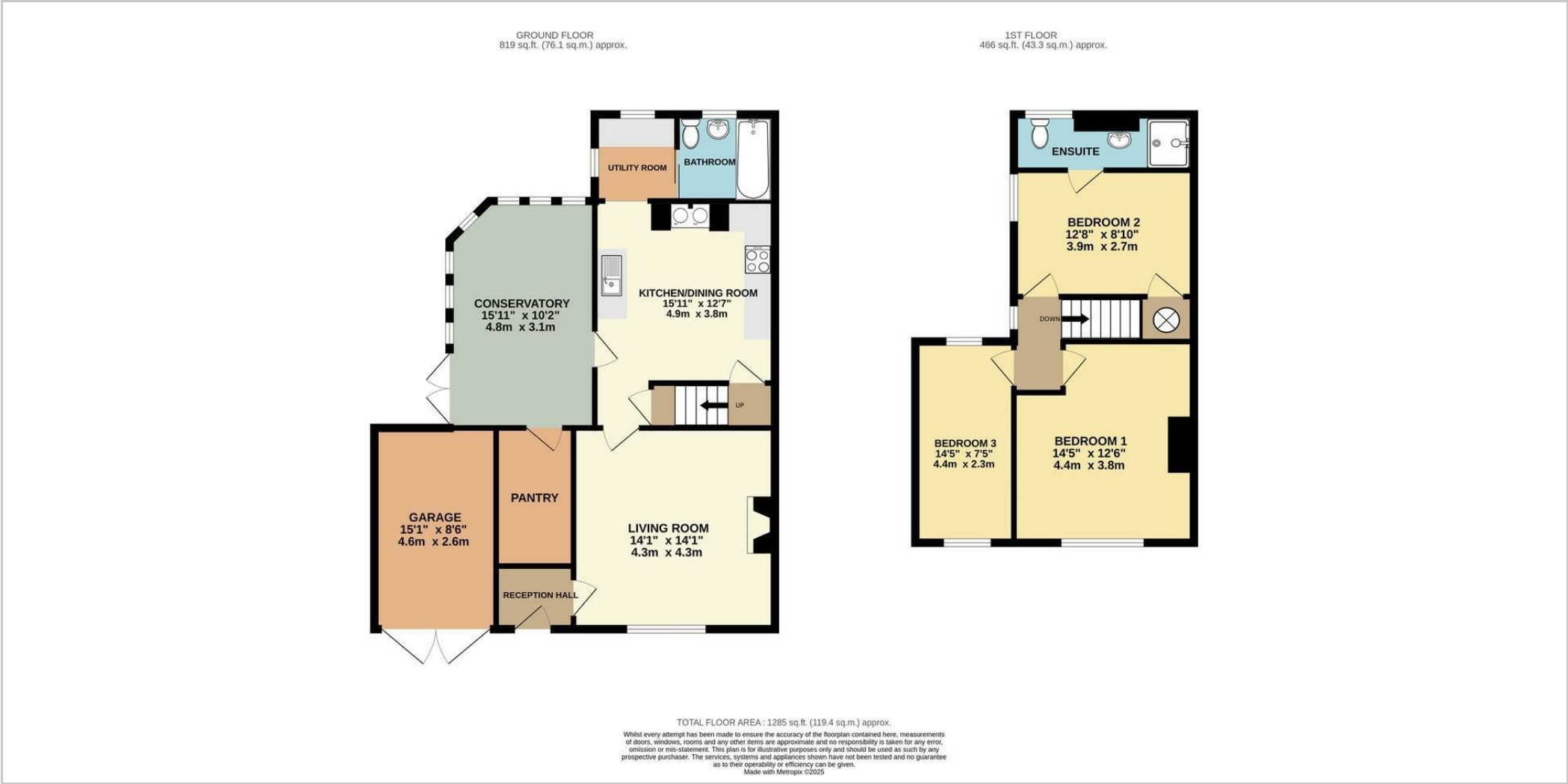
Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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