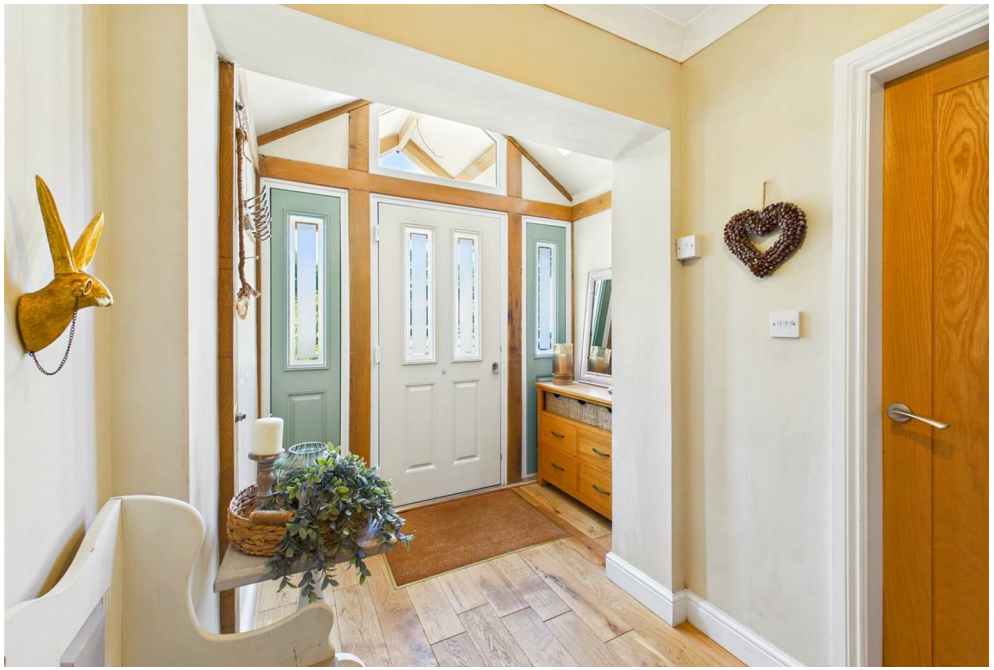


Roger Parry & Partners

Winterbridge Longden, Shrewsbury, SY5 8EX





Winterbridge Longden, Shrewsbury, SY5 8EX
Offers In The Region Of £339,500

A recently renovated and impressive three-bedroom rural semi-detached house, situated in the desirable village of Longden, offering a wonderful combination of peaceful countryside living and a strong village community. The accommodation includes: Feature Oak Framed Porch To Spacious Entrance Hall, Living Room With Wood Burner, Generous Sitting Room/Family Room, Kitchen/Dining Room With Country Style Units, Lobby, WC, Three Good Sized Bedrooms, Refitted 4 Piece Bathroom, Oil Central Heating (Recently Replaced Boiler), Quality Flush Casement Triple Glazed Windows, Attractive Gardens and Excellent Driveway Parking. **No Upward Chain.**





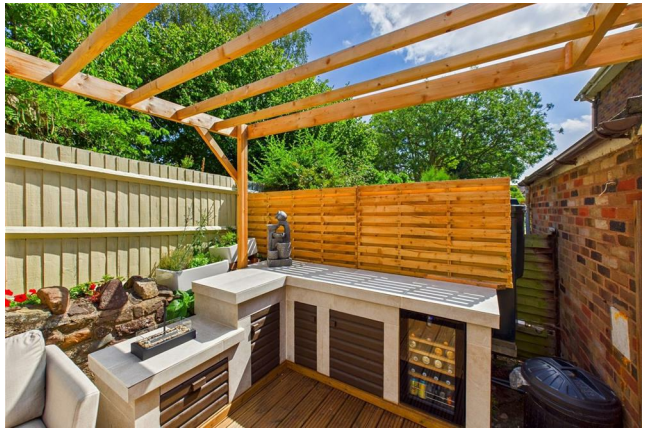












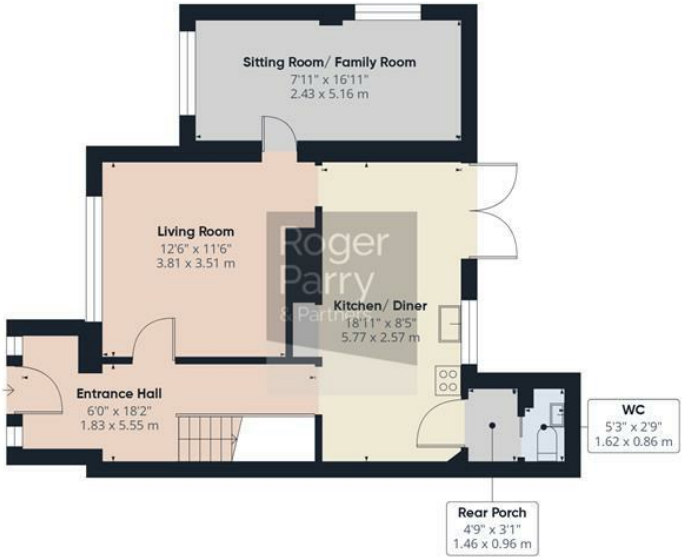




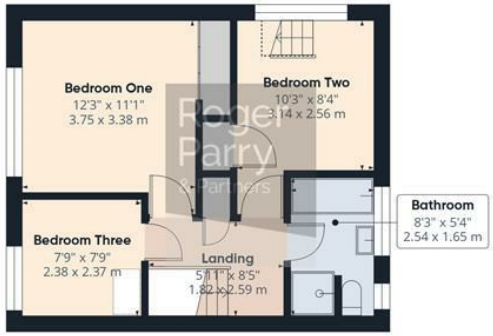



LAY-Z-SPA

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1

Roger Parry & Partners

Approximate total area(1)

977 ft²

90.8 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

A wonderful village lifestyle awaits, where a strong sense of community is at the heart of everyday life. The village offers an excellent range of amenities and opportunities to get involved, including a well-stocked village shop, regular community events and a community-run public house, providing welcoming places to meet and socialise. Families are particularly well served by the local school, while the recently improved tennis courts offer an ideal opportunity to enjoy an active outdoor lifestyle. With neighbours who look out for one another, a lively programme of village activities and a genuine community spirit, the property offers the rare combination of peaceful rural living with a warm and sociable village atmosphere.

Feature Oak Frame Porch
Composite entrance door with side panels.

Impressive Entrance Hall
18'2 x 6 (5.54m x 1.83m)
Double glazed sky light, radiators, cleverly designed under stairs Utility Area with full height cupboard and base unit, solid wood worktop, plumbing for washing machine, staircase leads to First Floor Landing.

Living Room
12'6 x 11'6 (3.81m x 3.51m)
Feature painted brick fireplace with tiled hearth and glass fronted cast iron wood stove inset, radiator, window to the front.

Sitting Room/ Family Room
16'11 x 7'11 (5.16m x 2.41m)
Radiator, dual aspect windows overlooking gardens.

Kitchen/ Diner
18'11 x 8'5 (5.77m x 2.57m)
Fitted with cream fronted country style units with solid wood work tops and Belfast style glazed sink, tiled surrounds, Rayburn Royal oil fired cooking range, 4 ring induction hob, wall mounted dresser. Ceiling timbers, window to the rear, French doors lead to rear garden.

Rear Porch
4'9 x 3'1 (1.45m x 0.94m)

WC
5'3 x 2'9 (1.60m x 0.84m)
Fitted with contemporary wash basin and WC.

First Floor Landing
5'11 x 8'5 (1.80m x 2.57m)
Built in airing cupboard with radiator and shelving.

Bedroom One
12'3 x 11'1 (3.73m x 3.38m)
Radiator, feature panelling to one wall, built in double wardrobe, window with open village aspect to the front.

Bedroom Two
10'3 x 8'4 (3.12m x 2.54m)
Radiator, exposed floor boards, window overlooking garden, steps up to part boarded roof space.

Bedroom Three
7'9 x 7'9 (2.36m x 2.36m)
Radiator, window to the front.

Bathroom
8'3 x 5'4 (2.51m x 1.63m)
Refitted with contemporary 4 piece suite providing bath with mixer tap and shower fitting, separate shower cubicle, wash basin, WC, extractor, 2 windows, heated towel rail, mirror/light.

Outside
Wooden gate and personal gate lead onto gravel driveway providing ample parking for several cars, raised shrub bed, attractive side veranda, gravel pathway leads so a lovely lawned garden with trees and shrubs set around This area is enclosed by railings and stone wall. Large timber shed. Gate to private sun garden with gravel patios, timber decking, outdoor shower, cold water tap and lighting points, excellent area for entertaining enclosed by stone wall and fencing. External oil fired central heating boiler.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified

during pre-contract enquiries.

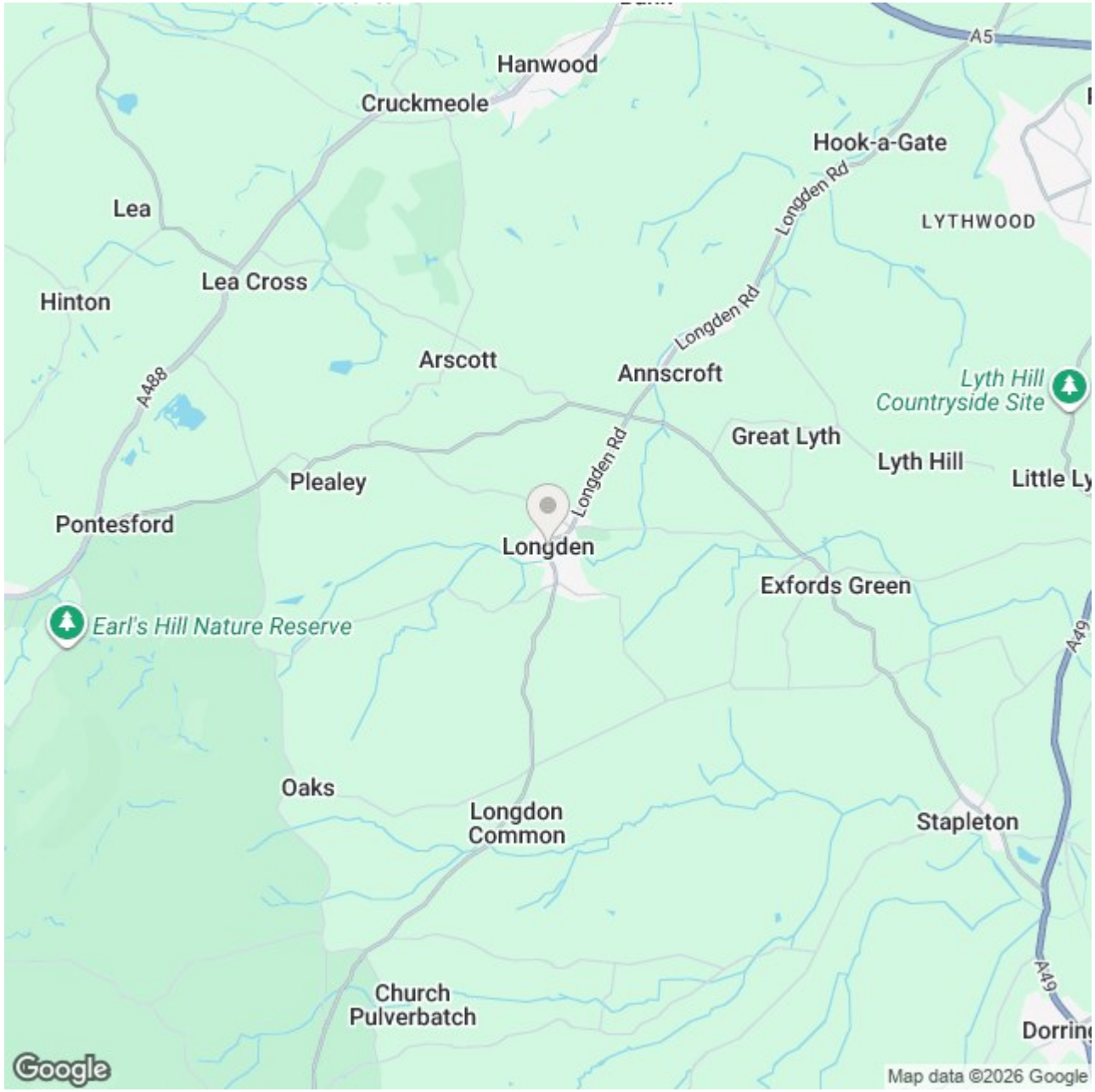
SERVICES
We are advised that mains electric, water and drainage services are connected. The property benefits from oil fired central heating. We understand the Broadband Download Speed is: Basic 4 Mbps & Superfast 31 Mbps. Mobile Service: Good outdoors. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is C. 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: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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.



Local Authority: Shropshire Council
Council Tax Band: C
EPC Rating: D
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.

Directions:

What3Words- ///willpower.smug.venues

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 t o 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 s hould 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 b een 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.