Roger Parry & Partners

The Uplands, Upper Cound, Shrewsbury, SY5 6AT

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£400,000

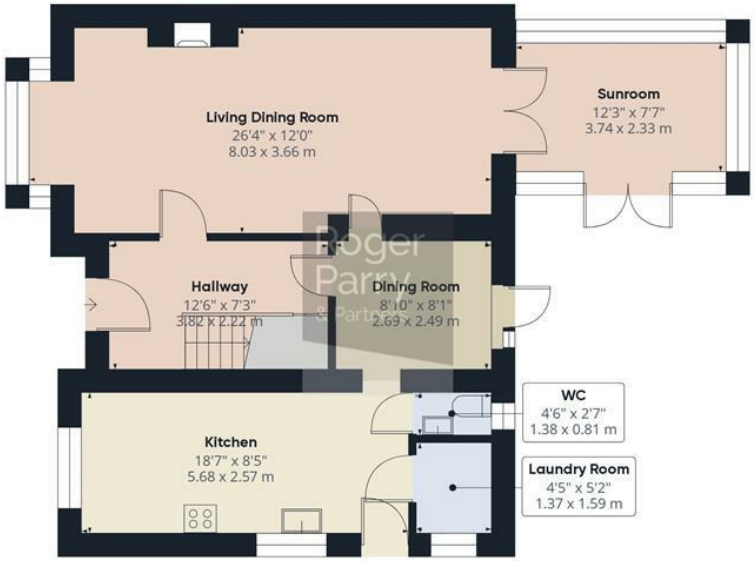
This beautifully presented family home in the idyllic & sought after village of Upper Cound. Set within an attractive plot the three bedroom property boasts spacious contemporary living combined with a delightful rural charm, all complemented by landscaped gardens and a generous driveway. Viewing is highly recommended by the selling agent. No upward chain.

DRINK

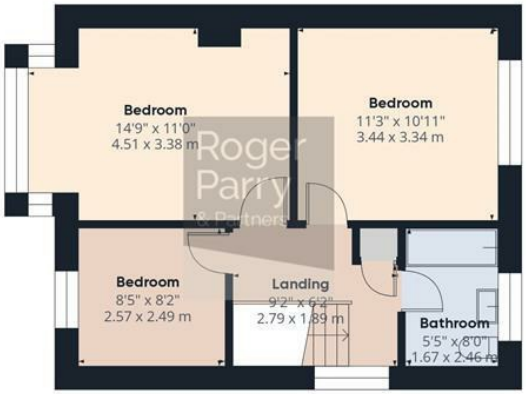
DRINK

Coffee
and
makes the perfe
BLEND
CAFFETERIA

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



Ground floor



Floor 1

Approximate total area(1)

1204.89 ft²

111.94 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Marvelous countryside walks are close by, as well as a church, tennis club, cricket club, practical road links of the A458 giving travel to the neighbouring towns of Shrewsbury and Much Wenlock.

The heart of the home is the recently updated kitchen, featuring a contemporary design complemented by a roof lantern that provides ample natural light. The adjoining living-dining area showcases solid oak flooring and a cosy log burner, creating a welcoming atmosphere for family and guests. Additional conveniences include a utility room, a downstairs WC and an inviting breakfast room with patio access offering versatile spaces for entertaining or relaxing. The property is further enhanced by a conservatory that seamlessly connects the indoors with the garden.

Upstairs offers three generously sized bedrooms, each decorated with updated finishes to provide a fresh and modern feel. These well-proportioned spaces cater to a growing family or those needing additional room for a home office or guest accommodation. The family bathroom has been meticulously designed with quality fixtures and fittings, ensuring comfort and practicality. The first floor layout balances privacy and functionality, making it suitable for a variety of lifestyle needs.

The property sits on a beautifully landscaped plot, offering ample space both at the front and rear. A four-car driveway provides convenient parking, while the manicured front garden enhances the home’s curb appeal. The rear garden has been carefully landscaped to create a serene outdoor retreat, perfect for relaxation or entertaining. A large storage shed at the rear adds practicality, providing generous space for tools, outdoor equipment, or additional storage needs.

Entrance Hall
With tiled flooring, radiator and under stairs storage.

Lounge Dining Room
With Oak flooring, walk in bay window to front, feature wooden fire surround housing log burner, wall lights and twin doors opening into

Conservatory
Brick-built UPVC double-glazed conservatory, with window and French doors to garden and tiled flooring.

Breakfast Room
With tiled flooring and door to patio. Open access into

Kitchen
Comprising of a range of modern wall and base units with built-in cupboards and deep pan draws, fitted worktops with inset sink with mixer tap over, space for rangemaster with extractor over, tiled flooring, space for dishwasher and fridge freezer, windows overlooking the front and side, door to side and radiator.

Utility
Housing Oil central heating boiler, space and plumbing for washing machine and tumble dryer.

Cloakroom
Fitted with low flush Wc and wash hand basin.

Stairs rise from Entrance Hal to First Floor Landing with window to side, airing cupboard and access to loft space (with drop down ladder).

Bedroom
With walk in bay window to front with fitted shutters, radiator.

Bedroom
With radiator and window to rear.

Bedroom
With window to front, radiator, wooden style flooring.

Bathroom
Fitted with a white suite comprising of paneled bath with electric shower over and glass side screen, wash hand basin and low flush Wc. Tiled surround to walls, radiator and window to rear.

Outside
The front the property is approached over a good sized driveway with parking for several vehicles. The front garden is laid to lawn with mature trees. Pedestrian access leads around to the rear of the property and the DELIGHTFUL REAR GARDEN - which is a particular feature of the property, being laid extensively to lawn and provides fabulous paved sun terrace perfect for those who love to entertain and dine alfresco. A large storage shed at the rear adds practicality, providing generous space for tools, outdoor equipment, or additional storage needs. The rear garden is enclosed by fencing and hedging.

General Notes

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

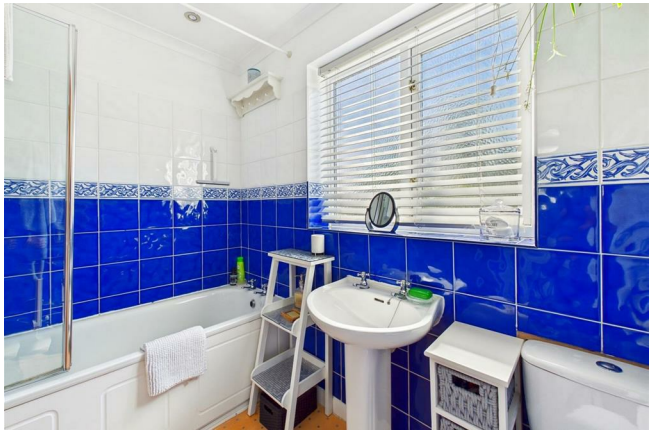
SERVICES
We are advised that mains electric and water services are connected. Oil central heating. Septic tank drainage. We understand the Broadband Download Speed is: Basic 8 Mbps & Superfast 900 Mbps. Mobile Service: None/ Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is 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: 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: D
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.

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.