

Grove Cottage Edstaston, Wem Shrewsbury SY4 5RF



3 Bedroom House - Detached
Offers In The Region Of £400,000

The features

- CHARMING COTTAGE IN GARDENS OF APPROXIMATELY 1/3 ACRE
- OFFERING SCOPE FOR MODERNISATION AND IMPROVEMENT
- 3 BEDROOMS, BATHROOM AND CLOAKROOM
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING TBC
- ENVIABLE SEMI RURAL VILLAGE LOCATION CLOSE TO WEM
- LOUNGE, DINING ROOM, SNUG, CONSERVATORY, KITCHEN, UTILITY
- RANGE OF OUTDOOR STORAGE UNITS
- VIEWING RECOMMENDED



***** CHARMING COTTAGE - 1/3 ACRE GARDEN - ENVIABLE LOCATION *****

A unique opportunity to purchase this 3 bedroom cottage which offers great potential to extend, subject to the necessary consent, and offering scope for modernisation and improvement.

Occupying an enviable quiet semi rural location on the edge of this small village just on the outside of Wem, which boasts good local facilities including Railway Station which has links to Shrewsbury , Crewe and London.

The accommodation briefly comprises Lounge, Conservatory, Dining Room, Snug/Office, Kitchen, Utility Store, 3 Bedrooms, Cloakroom and Bathroom.

The property is surrounded by open farmland and has the benefit of mature gardens, ample parking and additional garden/paddock opposite the house.

Viewing recommended.

Property details

LOCATION

Occupying an enviable quiet semi rural location on the edge of this small village just on the outside of Wem, which boasts good local facilities including Railway Station which has links to Shrewsbury , Crewe and London.

ENTRANCE

Wooden and glazed entrance door to Reception area with stairs leading to the First Floor.

HOME OFFICE/SNUG

having window to the front with pleasant outlook

LOUNGE

naturally well lit with window to the front with pleasant outlook and further to the side. Exposed beamed ceiling, cast iron log burner, storage heater.

REAR ENTRANCE HALL/BOOT ROOM

having useful double cloaks cupboard, wooden floor covering, door to

CONSERVATORY

being of brick and sealed unit double glazed construction with tiled floor and door to garden.

UTILITY/STORAGE

with sink and ample space for appliances, door to the side and garden.

DINING ROOM

A charming through room with window to the front and double opening French doors leading with open aspect. Feature chimney breast with brick reveals and wooden lintel over, painted ceiling timbers, radiator.

KITCHEN

fitted with range of wooden units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with wooden work surfaces over and space for dishwasher. Inset hob and double oven and grill with storage above and below, space for fridge/freezer, tiled surrounds and matching eye level wall units. Feature vaulted ceiling with sky lights, window to the side and stable style door to the front.

BATHROOM

with suite comprising panelled bath with mixer taps/shower attachment, wash hand basin and WC. Heated towel rail, window to the rear.

FIRST FLOOR LANDING

From the entrance staircase leads to first floor off which leads

BEDROOM 1

A generous double room with windows to the front and side with lovely aspect over the gardens, adjoining farmland and paddock area. Range of fitted wardrobes,

DRESSING/CLOAKROOM

with great potential to provide a Shower Room. Built in storage, wash hand basin and WC.

BEDROOM 2

A dual aspect room with windows to the front and rear with lovely open aspects, storage heater.

BEDROOM 3

with window overlooking the rear.

OUTSIDE

The property occupies an enviable semi rural location tucked away after passing through the village of Edstaston. Approached over driveway which provides hardstanding for several vehicles. The front of the property is fenced with bordered lawn. To the side is a good sized garden area which has a range of stores, greenhouse etc with gravelled and paved areas which have a range of shrub beds and inset specimen trees and verge onto open countryside. Opposite the property is a further garden/paddock area which is laid extensively to lawn with well stocked flower shrub and herbaceous beds and specimen trees. Enclosed with wooden fencing and hedging. Large garden store and summer house. The plot totals approximately 0.3 acres.

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 all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - 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.

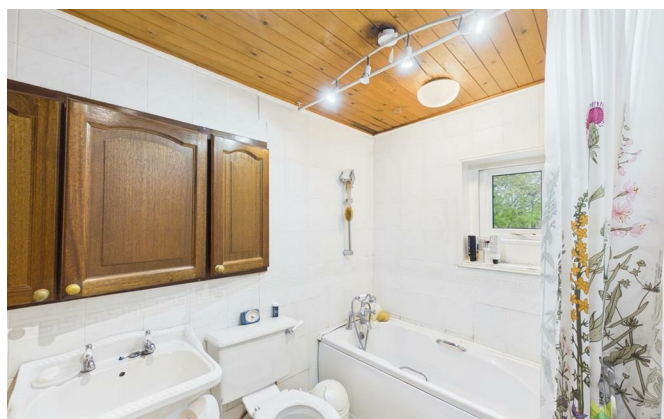
NEED TO CONTACT US

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



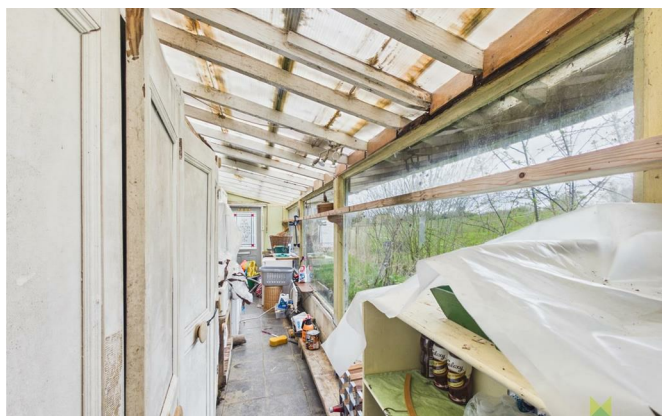
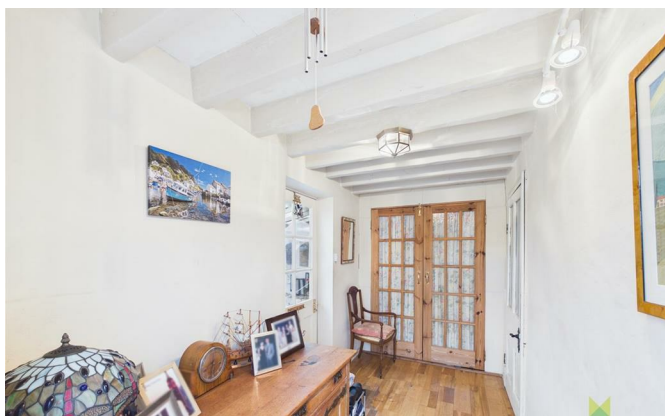


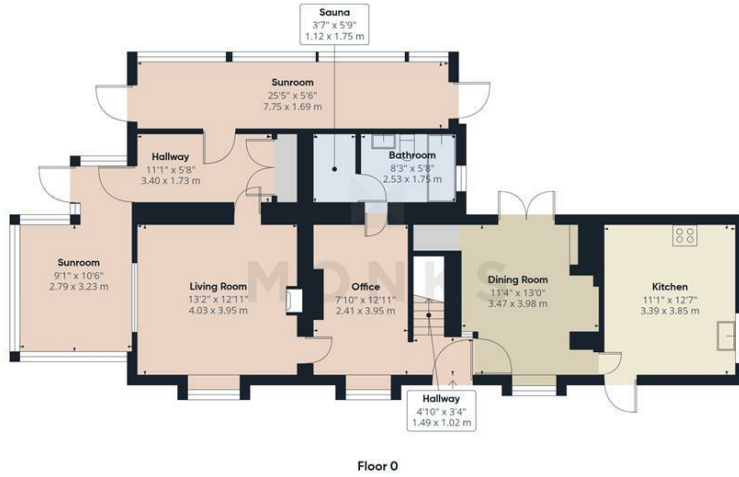
MONKS



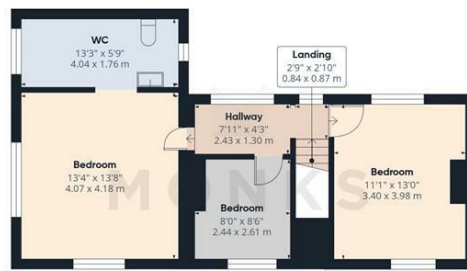
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Approximate total area[®]
1518 ft²
141 m²



(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.

GIRAFFE360



Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01939 234368
Email. info@monks.co.uk
Click. www.monks.co.uk

Wem office


13A High Street, Wem,
Shropshire, SY4 5AA

We're available 7 days a week


HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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