

Bridge Cottage Waterloo Whixall Whitchurch SY13 2PX



3 Bedroom Cottage
Offers In The Region Of £350,000

The features

- CHARMING DOUBLE FRONTED 3 BEDROOM COTTAGE
- LOUNGE AND DINING ROOM WITH FEATURE LOG BURNER
- 3 BEDROOMS, EN SUITE SHOWER ROOM AND FAMILY BATHROOM
- WELL STOCKED GARDENS
- EPC RATING TBC
- LOVELY SEMI RURAL LOCATION
- CONSERVATORY, KITCHEN, UTILITY/HOME OFFICE
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED



*** SET IN DELIGHTFUL SEMI RURAL LOCATION ***

An excellent opportunity to purchase this charming, 3 bedroom detached double fronted period cottage - which is perfect for those buyers looking for a home to grow into or downsize with rural living.

Occupying an enviable position surrounded by open countryside in this popular North Shropshire village, ideally placed for the market Towns of Wem and Whitchurch and commuters along the A49.

The accommodation briefly comprises Lounge and Dining Room with feature dual aspect log burner, Conservatory, Kitchen, Utility, WC, Bedroom with en suite Shower Room, 2 further Bedrooms and well appointed family Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking, garage and delightful well stocked gardens bordered by farmland.

Viewing highly recommended.

Property details

LOCATION

Occupying an enviable position surrounded by open countryside and direct access onto the footpath of the canal, in this popular North Shropshire village, ideally placed for the market Towns of Wem and Whitchurch and commuters along the A49.

LOUNGE

A light room with window overlooking the front with fitted plantations style shutter blinds, wooden effect flooring, wall mounted column style radiator. Chimney breast with feature dual aspect cast iron log burner and opening to

DINING ROOM

with window overlooking the front fitted with plantation style shutter blinds, wooden effect flooring, column style radiator.

CONSERVATORY

being of brick and sealed unit double glazed construction with radiator, wooden effect flooring and double opening French doors to the garden.

KITCHEN

Fitted with range of wooden fronted units incorporating deep glazed Belfast style sink set into base cupboard. Further range of cupboards and drawers with solid worksurfaces over and having integrated dishwasher, inset 4 ring hob with extractor hood over and pull out storage baskets beneath, recess for fridge/freezer. Eye level oven and grill with storage above and below, tiled surrounds and complementary eye level wall units, window overlooking the garden, tiled flooring, radiator.

CLOAKROOM

with WC, window to the rear.

UTILITY/HOME OFFICE

A great flexible room with plumbing for washing machine, space for desk etc, window to the rear, column style radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing off which lead

BEDROOM 1

Having window overlooking the front fitted with plantation style shutter blinds and having lovely aspect over open countryside. Excellent range of fitted wardrobes to one wall, exposed boarded floor, radiator.

BEDROOM 2

With window overlooking the rear with plantation style shutter blind and open aspect, exposed boarded floor, radiator.

EN SUITE SHOWER ROOM

with suite comprising - shower recess, WC and wash hand basin, heated towel rail/radiator, window to the rear.

BEDROOM 3

with window overlooking the front with fitted plantation style shutter blind, column style radiator and exposed boarded floor. Useful storage cupboard.

BATHROOM

with suite comprising shower cubicle with direct mixer shower unit, free standing roll top bath with mixer taps and shower attachment, wash hand basin and WC. Heated towel rail/radiator, exposed boarded floor, window overlooking the rear.

OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting and being enclosed by brick walling with mature shrubs and hedging.

The Gardens are a particular feature and are beautifully stocked with an abundance of flower, shrub and herbaceous beds with inset specimen trees, various gravelled seating areas and enclosed with hedging and fencing and offering a great level of privacy.

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 mains electric and water are connected, drainage is via a septic tank and central heating is oil fired.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - 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](https://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.

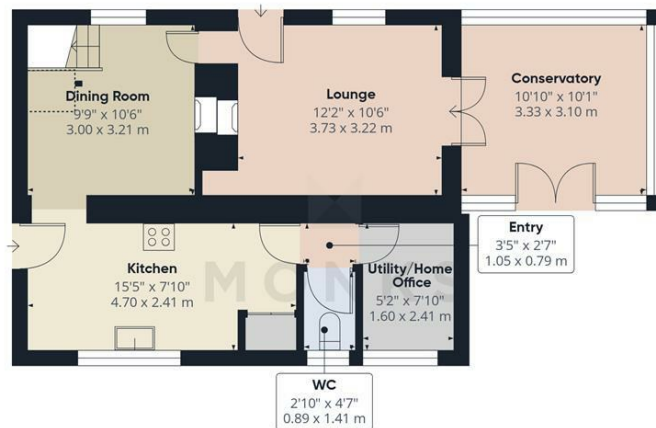
NEED TO CONTACT US

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

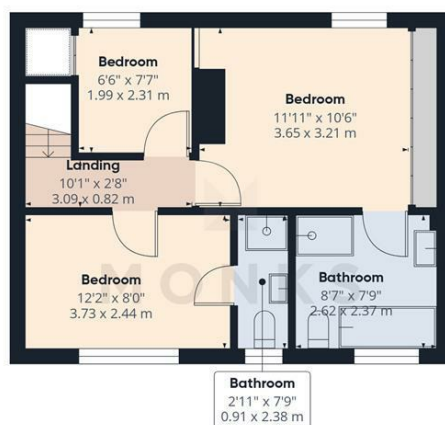
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Floor 0



Floor 1



Approximate total area^m
941 ft²
87.3 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



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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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