

# Old Post Office Northwood Shrewsbury SY4 5NN



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

## The features

- VIEWING ESSENTIAL TO FULLY APPRECIATE THIS CHARMING COTTAGE
- LOUNGE, FAMILY ROOM/HOME OFFICE, DINING ROOM
- 3 GENEROUS BEDROOMS AND SHOWER ROOM
- BEAUTIFUL WELL STOCKED LANDSCAPED GARDENS
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE SEMI RURAL VILLAGE LOCATION CLOSE TO WEM
- KITCHEN, UTILITY ROOM AND BATHROOM
- DRIVEWAY WITH PARKING AND GARAGE/WORKSHOP
- CENTRAL HEATING AND DOUBLE GLAZING
- EPC RATING E



**\*\*\* CHARMING DOUBLE FRONTED CHARACTERFUL COTTAGE \*\*\***

An excellent opportunity to purchase this charming 3 bedroomed double fronted home offering deceptively spacious and versatile living - perfect for a growing family or those looking to downsize yet still require space.

Occupying an enviable position in the heart of this popular North Shropshire village which benefits from its own community public house /restaurant and surrounded by open countryside. Being a short drive from the nearby market Towns of Wem and Ellesmere where there are an excellent range of amenities.

The accommodation briefly comprises Reception Hall, Lounge with feature log burner, Family Room/ Home Office, Dining Room, Conservatory, Kitchen, Utility and Ground Floor Bathroom along with 3 generous double Bedrooms and First Floor Shower Room.

The property has the added benefit of central heating, double glazing, driveway with parking, and Double Garage and Store Room. Set in the most delightful well stocked gardens just under 1/4 acre and being bordered by open farmland.

Viewing essential.

## Property details

### LOCATION

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### RECEPTION HALL

Wooden and glazed entrance door with fan light opening to Entrance with attractive tiled floor and door leading to

### LOUNGE

A lovely light room having windows to the front and side elevations, chimney breast housing cast iron log burner set onto slate hearth with wooden lintel over, media point, radiator, attractive quarry tiled floor.

### DINING ROOM

having window to the side with lovely aspect over the gardens, quarry tiled floor, radiator.

### KITCHEN

Fitted with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of units incorporating cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel, inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and matching eye level wall units with concealed lighting beneath, tiled floor, window to the side.

### FAMILY ROOM/HOME OFFICE

with window to the front, wooden effect flooring, radiator.

### UTILITY/BOOT ROOM

A useful space with worksurface having point beneath for washing machine and tumble dryer, oil central heating boiler, door to the side and

### CONSERVATORY

being of brick and sealed unit double glazed construction with double opening french doors to the garden, radiator, tiled flooring.

### BATHROOM

Attractively fitted with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin set into vanity with storage beneath, WC. Complementary tiled surrounds, heated towel rail and window to the side.

### FIRST FLOOR LANDING

From the Reception, staircase leads to the First Floor Landing with radiator.

### BEDROOM 1

A generous sized double room with window overlooking the front, radiator.

### BEDROOM 2

Another generous double room having window to the side with lovely aspect over the gardens. Fitted with a range of bedroom furniture, radiator.

### BEDROOM 3

Another double room with window to the front, radiator.

### SHOWER ROOM

fitted with suite comprising shower cubicle, wash hand basin set into vanity with storage beneath, WC. Complementary tiled surrounds, heated towel rail and window to the side.

### OUTSIDE

The property is approached over driveway with parking and leading to the DOUBLE GARAGE and STORE ROOM with power and lighting and personal door to the side. Outside WC.

The Gardens are a true feature of the property being of an excellent size at just under 1/4 acre and laid to extensive shaped lawn with an abundance of well stocked flower, shrub and herbaceous beds with an array of specimen and fruit trees. Large paved sun terrace immediately adjacent to the property which is the perfect spot for those who love to dine and entertain outdoors. The Gardens are bordered to the rear by open farmland.

### 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](http://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

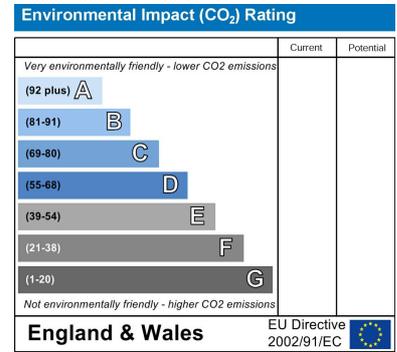
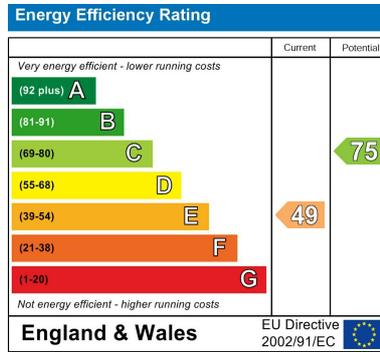
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3 Bedroom Cottage

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 and what we are:

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