

# Grove Cottage

## Edstaston, Wem Shrewsbury

### SY4 5RF



**3 Bedroom House - Detached**  
**Offers In The Region Of £375,000**

#### 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 G
- 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 \*\*\***

This charming cottage in rural Shropshire is perfect for someone looking to take on a rewarding, long-term renovation project with great potential to extend, subject to the necessary consent, and really put your own stamp on it.

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

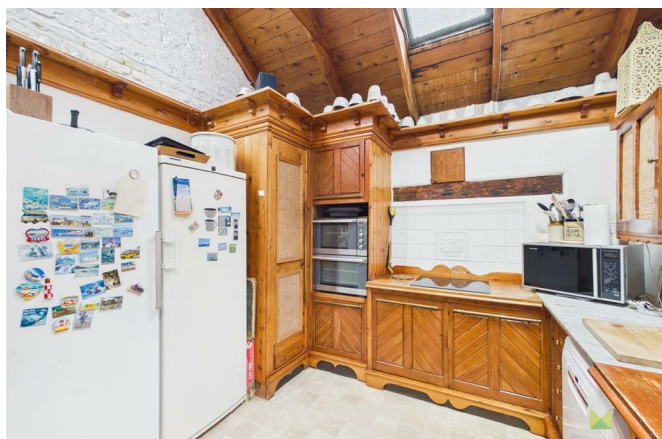
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

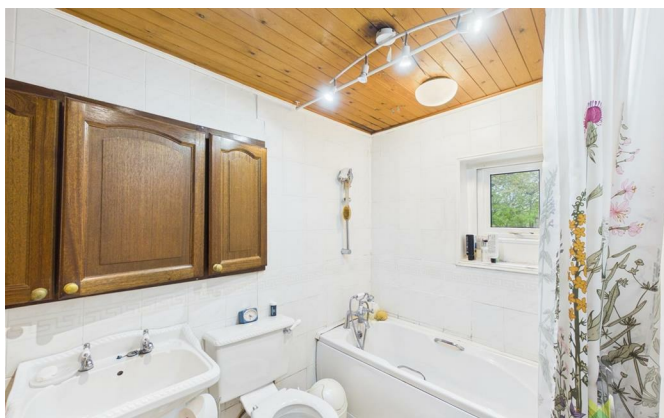
#### NEED TO CONTACT US

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





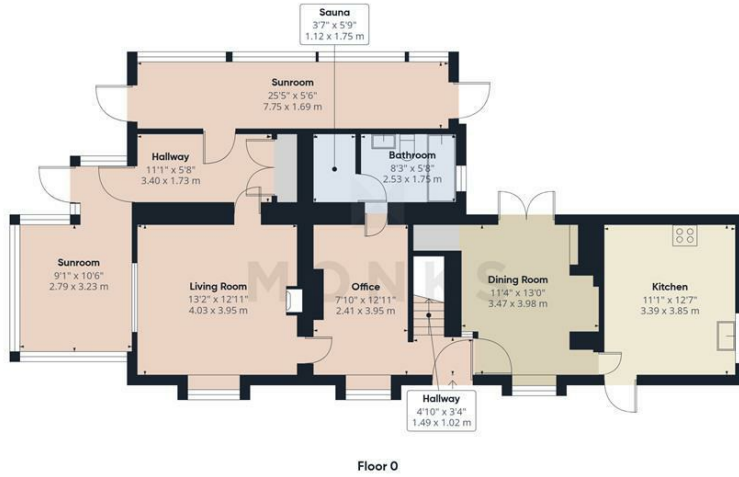
MONKS



## Grove Cottage , Edstaston, Wem, Shrewsbury, SY4 5RF.

3 Bedroom House - Detached  
Offers In The Region Of £375,000





Approximate total area<sup>®</sup>  
1518 ft<sup>2</sup>  
141 m<sup>2</sup>



(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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Current: 46  
Potential: 16

### Environmental Impact (CO<sub>2</sub>) Rating

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

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.