

# 2 Bridge Cottages Newtown Wem Shrewsbury SY4 5NU



4 Bedroom House - Semi-Detached  
Guide Price £365,000

## The features

- FAR-REACHING COUNTRYSIDE VIEWS
- CHARACTERFUL SEMI-DETACHED COTTAGE
- IDYLIC SHOPSHIRE VILLAGE LOCATION
- OFSTED RATING OUTSTANDING VILLAGE PRIMARY SCHOOL
- WONDERFULLY PRIVATE POSITION
- FOUR BEDROOMS
- TWO BATHROOMS
- THREE RECEPTION ROOMS
- MATURE GARDENS
- EPC RATING E



**\*\*\* CHARACTERFUL COTTAGE WITH GENEROUS PLOT AND FAR REACHING RURAL VIEWS \*\*\***

An excellent opportunity to purchase this charming four-bedroom semi-detached cottage set within delight gardens and enjoying open countryside views.

Occupying an enviable position in the heart of this popular and small village, perfect for growing families with its primary school and ease of access to the nearby market Town of Wem which has excellent local amenities including Railway Station.

The accommodation briefly comprises Country style Kitchen, Dining Room, Living Room, Garden Room, Utility Room with Shower Room, Four Bedrooms (one with Dressing Room) and a Family Bathroom.

The property has oil fired central heating, driveway parking for two cars and is approached along a private track on the edge of the village.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position at the end of a private track on the edge of this much sought after Village which boasts an Ofsted rated Outstanding CoE primary school. Ideally placed being only a short drive from the busy market Town of Wem which provides an excellent range of local facilities including doctors, schools, churches, restaurants/public houses, supermarket, independent stores, an active Town Hall and many recreational facilities. There is also a railway station with links to Shrewsbury, Crewe and London.

### KITCHEN

At the heart of the house is a charming country kitchen laid to quarry tiles and fitted with range of cream shaker style cabinetry under contrasting worksurfaces incorporating 1.5 ceramic drainer sink and four-ring burner hob. Integrated appliances include a dish washer, fridge freezer and undercounter oven. There is central breakfast island and open fireplace. Opening into the

### DINING ROOM

Laid to quarry tiles and with window to the front, this delightful light flooded room lends itself to both everyday dining and formal entertaining. Open staircase rising to the first floor. Door into the

### LIVING ROOM

Of generous proportions with dual aspect and enjoying views out onto the garden and open countryside beyond. With exposed hardwood flooring, log burning stove and french doors onto the Garden. Double doors internally open into the

### GARDEN ROOM

Overlooking the gardens, this versatile room has a high pitched roof and could serve as a summer sitting room, play room or home office. A further set of doors open into the garden.

### UTILITY ROOM

With tiled floors, worksurfaces incorporating a Belfast sink and space under for washing machine. A useful working space with door directly onto the garden, ideal for those with pets.

### GROUND FLOOR SHOWER ROOM

With suite comprising shower cubicle, low level flush WC and hand wash basin. Fully tiled.

### FIRST FLOOR LANDING

Off which radiates the first floor accommodation with window to the rear and feature alcove.

### PRINCIPAL BEDROOM

A dual aspect double bedroom with vaulted ceiling and far-reaching countryside views.

### DRESSING ROOM/STUDY

With space for hanging rails and access to the airing cupboard.

### BEDROOM TWO

Another double bedroom with window to the front.

### BEDROOM THREE

A double bedroom overlooking the garden with window at the rear.

### BEDROOM FOUR

A single bedroom with window to the front. Alternatively this could serve as a home office with good proportions and plenty of natural light.

### FAMILY BATHROOM

Laid to hardwood flooring and fitted with a traditional style white suite comprising roll top bath with shower head over, low level WC and hand wash basin.

### OUTSIDE

The cottage stands in generous grounds and is accessed along a private track, over which the property has right of way, giving way to a wonderfully private position.

The enclosed garden wraps around the side and rear of the house being mainly laid to lawn with mature hedging to the boundaries and well-stocked flower beds. An expanse of terrace extends from the side of the house and is accessed off the living room, providing a superb space for outdoor entertaining and from where to enjoy the evening sunsets. Within the grounds are a summer house, garden shed and greenhouse.

At the front of the property is driveway parking for two vehicles and EV charging point.

### 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, water and drainage are connected with oil fired central heating.

#### COUNCIL TAX BANDING

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

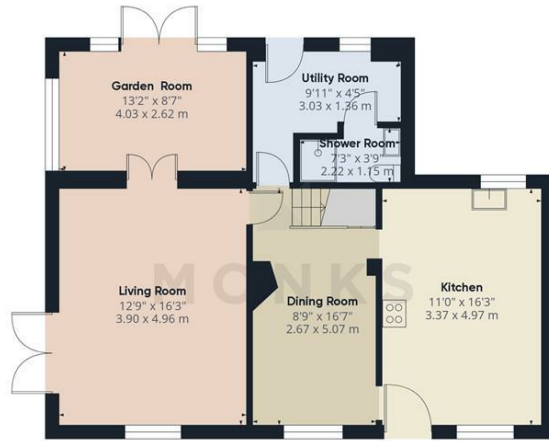
We are available 8.00am to 8.00pm Monday to Friday, 9.00am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



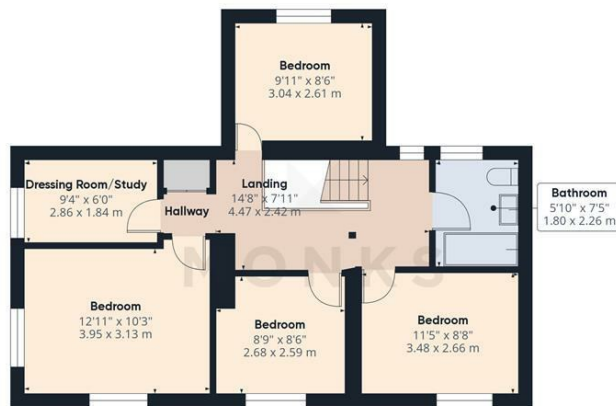
## 2 Bridge Cottages Newtown, Wem, Shrewsbury, SY4 5NU.

4 Bedroom House - Semi-Detached  
Guide Price £365,000





Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
1357.02 ft<sup>2</sup>  
126.07 m<sup>2</sup>

(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.

GIRAFFE360



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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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