



# MONKS

## **3 Model Cottages** **Astley Shrewsbury** **SY4 4BW**

3 bedroom Cottage property  
Offers in the region of £300,000









\*\*\* IMPRESSIVE COTTAGE IN ENVIABLE VILLAGE LOCATION \*\*\*

An excellent opportunity to purchase this attractively presented, 3 bedroom, period home offering deceptively spacious accommodation - perfect for those buyers looking for village living.

Occupying an enviable position on the Northern edge of the Town being a pleasant stroll from the nearby village of Hadnall which boasts excellent facilities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge with feature log burner, Kitchen/Dining Room with range cooker, Utility Store and ground floor Shower Room. 3 generous Bedrooms and well appointed family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking for 2, large rear garden, useful outside store and outhouse.

Viewing essential.







## LOCATION

The property occupies an enviable position in the heart of the small Village of Astley. Set approximately 6 miles North of the Town Centre of Shrewsbury there are excellent facilities at nearby Battlefield, Shawbury and is within walking distance of a village pub at Hadnall and a ten minute walk along the Shropshire Way is the restaurant/bar at the Beaconsfield. There is easy access to the A5/M54 motorway network, Telford, Market Drayton, The Potteries and Chester.

## RECEPTION HALL

Having wooden door opening to Reception with original tiled floor.

## LOUNGE

with window to the front. Chimney breast housing cast iron log burner set onto hearth, media point, radiator.

## KITCHEN/DINING ROOM

A charming room with a great cottage feel featuring bespoke shaker style wooden fronted units incorporating deep glazed Belfast style sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having integrated dishwasher. Recess housing range style cooker with tiled inset and shelf over and eye level wall units. Ample space for Dining table and fridge/freezer. Original quarry tiled floor, radiator, useful understairs storage cupboard and window to the rear.

## UTILITY STORE

with space for washing machine, shelving and window to the rear, polished stone floor.

## SHOWER ROOM

with period style suite comprising shower cubicle, wash hand basin and high flush WC.

## FIRST FLOOR LANDING

From the Reception staircase leads to the First Floor Landing with access to roof space.

## BEDROOM 1

A generous double room with window to the front, period ornamental fire grate, radiator. Exposed boarded floor.

## BEDROOM 2

Another generous double room with window to the front, radiator. Exposed boarded floor.

## BEDROOM 3

with window to the rear, radiator. Exposed boarded floor.

## BATHROOM

A beautifully appointed room with period style suite comprising free standing roll top bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds and wood panelling, heated towel rail. Airing Cupboard and window to the rear.

## OUTSIDE

The property is approached over gravelled forecourt with parking for up to two cars. Side pedestrian access leads around the excellent sized Rear Garden which has a paved and gravelled courtyard/sun terrace immediately adjacent to the property with steps bordered by sandstone walling leading up to the garden which is laid extensively to lawn with flower, shrub and herbaceous beds and inset specimen trees and being enclosed with wooden fencing. To the rear of the Garden is a good sized brick building with electricity which would make a great home office/gym/crafts room and adjacent large timber garden storage shed.

## 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 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, 9.00 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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**Get in touch**

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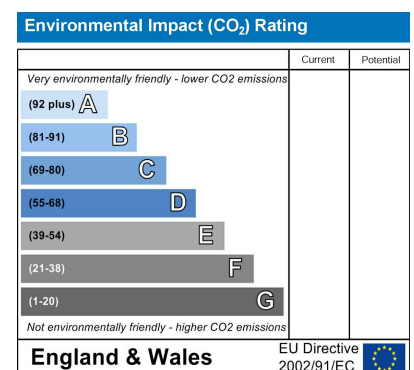
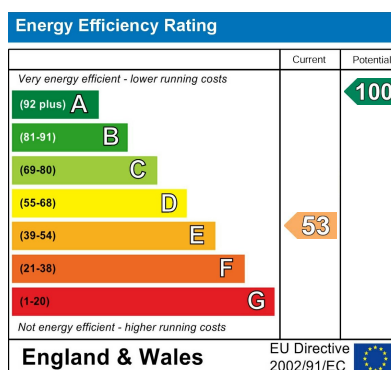
**Shrewsbury office**

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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**



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.
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