MONKS

Rowan Cottage 8 Wem Road
Clive Shrewsbury
SY4 3JH

4 bedroom House - Semi-
Detached property
Offers in the region of £485,000

*** IMPRESSIVE STONE COTTAGE WITH STUNNING RURAL VIEWS ***

An excellent opportunity to purchase this charming stone cottage which offers deceptively spacious and versatile accommodation - perfect for a growing family, those looking to downsize yet still require space and those looking for quiet village living.

Occupying an enviable position on the edge of this much sought after North Shropshire village surrounded by open countryside and which boasts a primary school, doctors with pharmacy, church, active village hall and social hub along with the most wonderful rural walks.

The accommodation briefly comprises Entrance Porch and Hall, Lounge with feature clear view stove, Dining/Family Room, Sun Lounge, Kitchen, Conservatory, 4 Bedrooms and Bathroom.

The property has the benefit of a large garage, parking, the most delightful well stocked gardens, air source heat pump and solar panels.

Offered for sale with no upward chain, viewing is highly recommended.

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RECEPTION HALL
Covered stone entrance porch with wooden and glazed door opening to Reception Hall with stairs to first floor.

LOUNGE
A lovely room having original stone framed window with double glazed units overlooking the front and side, fireplace with stone surround tiled hearth and housing cast iron clear view log burner, media point, radiator.

DINING/FAMILY ROOM
with oak boarded flooring, radiator and useful understairs storage cupboard. Opening to

SUN LOUNGE AREA
with exposed stone wall, double opening French doors leading onto the garden.

INNER HALL
with tiled floor, wooden and glazed door to the front.

KITCHEN
Fitted with range of farmhouse style units incorporating deep Belfast style sink with mixer taps set into base cupboard. Further range of cupboards and drawers with granite work surfaces over an having space for dishwasher and washing machine. Recess housing range style cooker with storage to either side and complementary breakfast island with additional storage and worksurface. Two useful pantry storage cupboards, windows to the front and rear elevations with aspects over the garden

CONSERVATORY
Being of brick and sealed unit double glazed construction with tiled roof and providing a lovely aspect over the gardens and adjoining countryside, exposed boarded floor, radiator and French doors to the garden.

BATHROOM
with suite comprising shaped panelled bath with mixer taps and shower attachment, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, radiator, window to the rear.

FIRST FLOOR LANDING
From the Entrance staircase leads to the First Floor landing off which lead

BEDROOM 1
A generous double room with stone window with double glazed units overlooking the front with lovely rural aspect, exposed ceiling timbers, radiator.

BEDROOM 2
A lovely light room being naturally well lit by windows to 3 elevations enjoying views over the gardens, adjoining countryside right across to the distant hills. Radiator.

BEDROOM 4/HOME OFFICE
A great multi purpose room being adaptable to Nursery, Home Office or occasional Bedroom, window to the side with views up towards the Village, radiator.

DRESSING AREA
with original stone window with double glazed units providing views over the garden and open countryside beyond, radiator.

BEDROOM 3
with original stone window with double glazing with views over the garden, open countryside and across to the Hills. Radiator.

SHOWER ROOM
with suite comprising shower cubicle, wash hand basin and WC. Radiator.

OUTSIDE
The property occupies an enviable position on the edge of this much sought after Village being approached over gravelled forecourt drive area leading to the LARGE GARAGE.

Five bar gate with adjoining personal gate opens on the gardens which are a particular feature of the property. Being laid extensively to lawn to the front and side with well stocked

flower, shrub and herbaceous beds and additional pedestrian gate leading to the front entrance, enclosed with stone walling. The Gardens continue around to the rear, again extensively to lawn with an abundance of flower, shrub beds with inset specimen trees and a paved sun terrace which provides a lovely aspect over the adjoining countryside with far reaching views across to the Hills, the rear garden is enclosed with fencing, stone walling and hedging.

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.

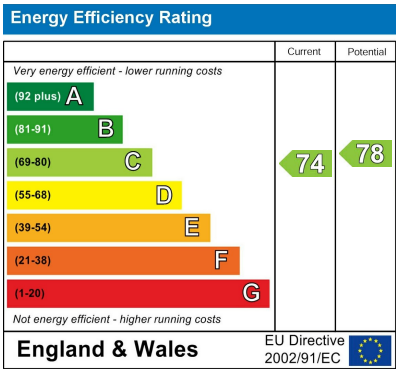
COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

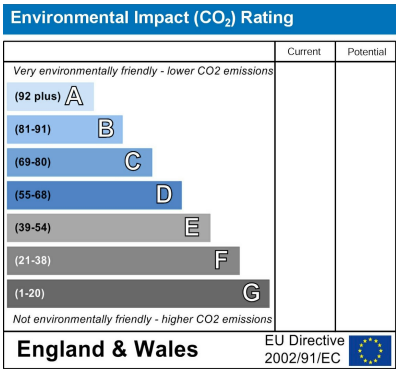
FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will 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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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

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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