





Larch Cottage Lea Cross, Shrewsbury, SY5 8HR
Offers In The Region Of £450,000

An attractive, three bedroom detached cottage providing well planned and well-proportioned accommodation and boasts a wealth of characterful. The accommodation comprises; entrance hall with study area, fabulous kitchen/dining room, delightful lounge, family room, cloakroom, three double bedrooms and a family bathroom. The property benefits from double glazing, attractive and good-sized garden with detached workshop, garage/ carport and ample off street parking.





Floor Plan
(not to scale - for identification purposes only)



The property is pleasantly situated in the small hamlet of Lea Cross, which is approximately 6 miles west of Shrewsbury. The property boasts stunning views to the rear over open countryside and with the benefit of being well placed for easy access to Mid-Wales, Shrewsbury and the M54 motorway link.

Reception Hall

Wooden entrance door leads into Reception Hall with tiled flooring, radiator, space for desk/ office space and deep understairs cupboard.

Lounge

With windows to front, built in storage into original chimney breast, two radiators, exposed ceiling timbers, inglenook style chimney breast with gas fired log burner.

Kitchen Diner

Fitted with a range of matching wall and base units comprising of cupboards and drawers with granite worktops over, Belfast sink unit and tiled splashback to walls. Space for American style fridge freezer and range style cooker. Exposed ceiling beams and inset ceiling lights. Tiled flooring, windows to the front and rear. Opening to Rear Hall with access to rear garden and door leading to;

Cloakroom

Fitted with low flush Wc and wash hand basin, part wooden paneling to walls, radiator and large storage cupboard with plumbing and space for washing machine.

Family Room

Windows and French doors providing a pleasant outlook over the rear garden. Part wooden paneling to walls, radiator and tiled flooring.

Stairs rise from Reception Hall to First floor landing with airing cupboard, access to loft space, radiator and velux window.

Bedroom

With windows to front and rear, built in storage into eaves and radiator.

Bedroom

With window to front, radiator and built in storage.

Bedroom

With window to rear, radiator and built in storage.

Bathroom

Fitted with suite comprising bath, separate corner shower unit with sliding glass doors, wash hand basin, WC, part tiled to walls with wooden paneling. Opaque glass window and heated towel rail.

Outside

The property is approached off the road onto the private driveway, providing parking area and leads into the GARAGE/ CARPORT with timber doors to front and open access to rear with a large gravelled parking area for several vehicles. The gardens are mainly set to the rear of the property, laid to lawn with patio, surrounded by raised flower and shrub borders, and enclosed by a variety of fencing and hedging. There is a detached WORKSHOP with electric and lighting and two further secure stores.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water services are connected. The drainage is by septic tank. We understand the Broadband Download Speed is: Standard: 26Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.



General Services:

Local Authority: Shropshire Council

Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.