





17 Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH
Offers In The Region Of £249,000

A mature semi-detached cottage requiring modernisation and upgrading throughout. Situated in a lovely rural setting and enjoying lovely open outlooks over fields to the rear. Set in a generous plot, offering scope for extension subject to necessary planning consent, the accommodation briefly comprises of entrance porch, sitting room, kitchen, downstairs. Upstairs there are three bedrooms. The property has mainly uPVC double glazing throughout and is set in generous gardens with ample off street parking and detached garage. The property is conveniently situated, providing good access to the bypass and motorway links. Early inspection is recommended.



Little Ness is a delightful Shropshire village the lies approx. 7 miles from the county town of Shrewsbury. This is a stunning location that benefits from the beautiful views across the Shropshire countryside. Shrewsbury offers all the amenities for the modern family including excellent schools, both Public and Private, abundance of retail and a range of great eateries. Shrewsbury has great transport links connections to the national rail network, and motorway network via the A5 which also takes you into Wales.

Entrance Porch

Upvc construction with window and doors to garden, tiled flooring and entrance door to;

Kitchen

Fitted with a range of base unit with worksurfaces over and single drainer sink unit, space for a range of appliances, window to rear. Tiled flooring and exposed ceiling timbers. Door leads into;

Pantry/ Utility

With shelving to wall, space and plumbing for washing machine. Single glazed window to rear.

Sitting Room

With windows providing a pleasant aspect to the garden, night storage heater, deep under stairs storage cupboard. Feature wooden fire surround housing open fire.

Bathroom

With wc, wash hand basin and panelled bath. Tiled surround to walls and tiled flooring. Window to front.

Stairs rise from Kitchen to First floor landing with access to storage cupboard.

Bedroom

With window providing a pleasant aspect over the garden, built in wardrobe and exposed ceiling timbers.

Bedroom

With window providing a pleasant aspect over the garden and exposed ceiling timbers.

Bedroom

With single glazed window providing a pleasant open outlook. Door leading to airing cupboard and built in wardrobe.

Outside

The driveway, provides ample off-road parking with a detached single garage and an assortment of timber sheds and stores behind. Set in a generous plot, offering scope for extension subject to necessary planning consent, the gardens are situated mainly to the side of the property and extend to an extremely good size, mainly laid to lawn with shrub borders. Gardens are enclosed by a variety of hedging.

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 and water services are connected. Septic tank drainage arrangements. We understand the Broadband Download Speed is: Standard 22Mbps. 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 C. We would recommend this is confirmed during pre-contact enquires.

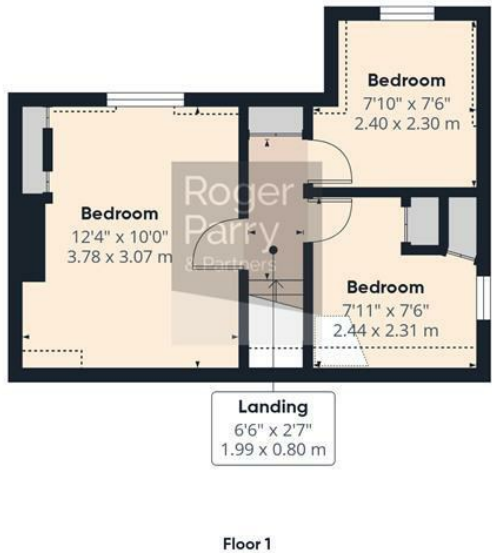
SURVEYS

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.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

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



Approximate total area⁽¹⁾
581 ft²
54.2 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

General Services:

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: G

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.

Directions:

To locate the property us WHAT THREE WORDS
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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.