





2 Rural Cottages, Westbury, Shrewsbury SY5 9QT
Offers In The Region Of £240,000

A much improved, extended and deceptively spacious three bedroom semi detached house with delightful generous sized rear garden and off street parking, situated in the popular village of Westbury. The accommodation briefly comprises: Entrance Porch, Reception Hall, Cloakroom, Lounge, Kitchen Diner, Side Porch, Refitted Bathroom with shower and Three Bedrooms. The property benefits from gas central heating and Upvc double glazing. Viewing is highly recommended.



The village of Westbury provides local amenities which include an public house, church, doctors and village hall. Shrewsbury town centre is a short 10 miles away and Welshpool is 8 miles away.

Entrance Porch

With wooden style flooring and entrance door into

Reception Hall

With wooden style flooring, radiator and understairs cupboard.

Cloakroom

Fitted with low flush Wc and wash hand basin, part tiled walls, housing gas central heating boiler.

Kitchen Diner

With range of units comprising circular bowl single drainer sink unit set into work surface with range of cupboards under and tiled splash above, space for appliances such as dishwasher and washing machine, electric hob with stainless steel extractor above and built-in double eye level oven. Further range of cupboards and drawers. Tiled flooring, window overlooking rear garden.

Side Porch

With space for large fridge freezer, tiled flooring.

Lounge

With wooden style flooring, window to front and French doors to rear, radiator and Oak mantle and tiled hearth fire surround with space for log burner.

Stairs rise from Reception Hall to First floor landing with access to loft space and window to front.

Bedroom

With window to rear and radiator.

Bedroom

With window to front, built in storage and radiator.

Bedroom

With window to front, built in storage and radiator.

Bathroom

Fitted with modern four piece suite comprising corner shower cubicle with fitted

shower unit with glazed doors, wash hand basin set into vanity unit, low flush WC, chrome heated towel rail, wooden style flooring, tiled walls, window to rear and inset ceiling lights.

Outside

The property is approached over driveway providing off-road parking, access to the rear via wooden gates. The generous sized rear garden is mainly laid to lawn with paved patio, fully enclosed by a variety of hedging and fencing.

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 and drainage services are connected. We understand the Broadband Download Speed is: Basic 9 Mbps & Superfast 80 Mbps. Mobile Service: None/ 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 B. 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.

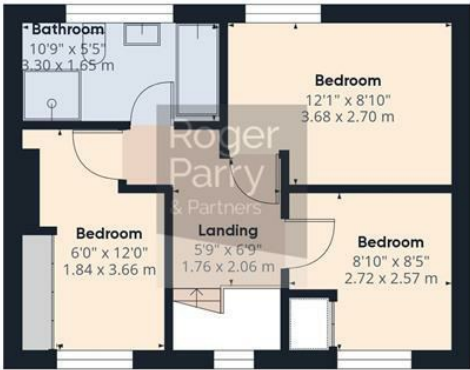
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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)



Ground floor



Floor 1



Approximate total area⁽¹⁾
770.04 ft²
71.54 m²

(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.

General Services:

Local Authority: Shropshire Council

Council Tax Band: B

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.