

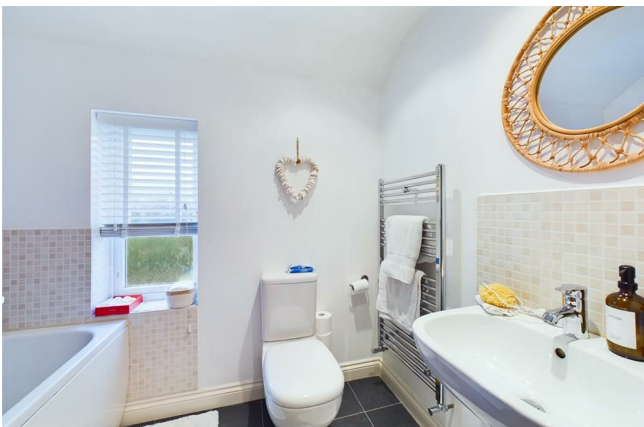




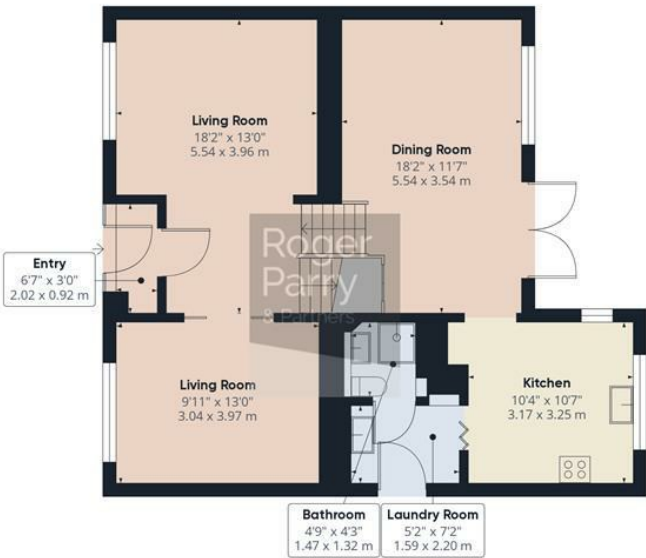
Garagon Longden, Shrewsbury, Shropshire, SY5 8EX  
Offers In The Region Of £440,000

A highly individual and spacious detached property occupying a central location in the popular village of Longden, a short drive from the market town of Shrewsbury. Extensive accommodation briefly comprises entrance porch leading into sitting room with family room/study leading off. A half flight of stairs descends to lower living area comprising of a large dining room with log burner giving access to gardens with kitchen/breakfast alongside utility room and downstairs wet room. From the sitting room a half staircase leads to a landing area giving access to a master bedroom with ensuite shower room, further double bedroom, and family bathroom. A further half flight of stairs gives access to further two double bedrooms both with ensuite shower rooms.

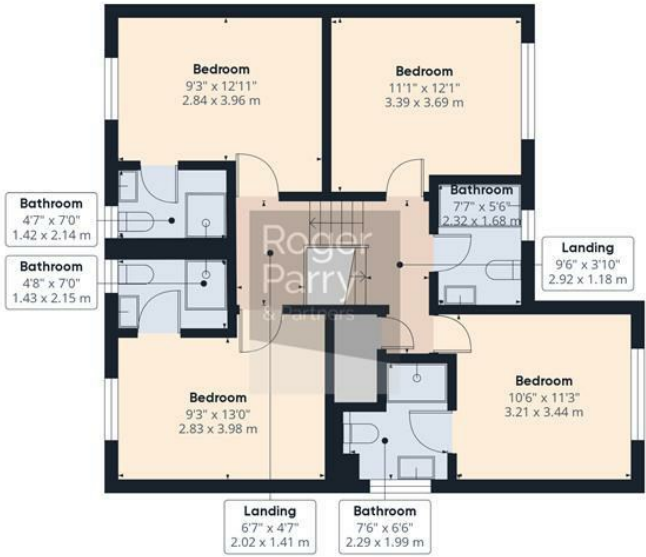




Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>  
1523.31 ft<sup>2</sup>  
141.52 m<sup>2</sup>

(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.

The property has the benefit of gas fired heating underfloor to the living areas, radiators to bedroom areas, a brick-built garage with basement workshop beneath. The property has extensive off-road parking for up to ten cars with gardens situated to the rear of the property comprising a large, raised patio area with lawns extending. Longden Village is situated approximately eight miles south-west of Shrewsbury and has a good selection of amenities including public house incorporating shop, junior school, church, and village hall. Early inspection of this highly individual and unique property is recommended. EPC Rating C

Accommodation comprising glazed and PVC panelled and leaded glazed front door with matching side screens leading to entrance porch with wood effect flooring and recessed lighting with glazed and wooden door leading through to

#### **SITTING ROOM**

18'3" x 13'2" (5.56 x 4.01)

With wood effect laminate flooring, underfloor heating, range of recessed spotlights, double glazed window to the front, staircases leading to lower living area and bedroom accommodation.

Recessed sliding doors from sitting room lead through to

#### **FAMILY ROOM**

13'2" x 10'3" (4.01 x 3.12)

with under-floor heating, range of built-in storage cupboards to one wall, double glazed window to the front. From sitting room half staircase leads down to lower living area consisting:

#### **DINING ROOM**

18'3" x 11'6" (5.56 x 3.51)

with ceramic tiled flooring with underfloor heating, conventional log burner set to one corner, power, and lighting points, useful understairs storage cupboard enclosing manifold for the under-floor heating, internet hub and surround sound system control panel with lighting point, double glazed window overlooking rear gardens with fields beyond with double French doors alongside. From dining room archway through to

#### **KITCHEN**

10'8" x 10'5" (3.25 x 3.18)

with range of luxury units comprising stainless steel 1¼ sink unit set into granite work surfaces extending to three more sections and forming an island breakfast bar with range of cupboards and doors under and tiled splashback above, ceramic electric hob with glazed splashback and extractor hood above, built in dishwasher, built in double oven set into housing with storage cupboards above and below, larder units set to either side, built in American-style fridge-freezer with built in display cabinet alongside, ceramic tiled flooring with underfloor heating, extensive recessed lighting points and power points, double glazed window overlooking gardens with views over fields beyond with further window to the side. From kitchen, concertina wooden door leads to

#### **UTILITY ROOM**

7'5" x 5'4" (2.26 x 1.63)

with range of units comprising stainless steel sink into a laminate work surface with double base unit under, plumbing set on opposite wall for washing machine with range of eye-level cupboards, ceramic

tiled flooring with underfloor heating, power and lighting points, PVC glazed door giving access to the side. From utility room door to

#### **DOWNSTAIRS WET ROOM**

fitted with WC, automatic wash hand basin, fitted shower fully tiled with lighting and extractor fan and recessed shelving.

From sitting room staircase leads up to

Landing area with power and lighting points giving access to the following bedroom accommodation consisting of:

#### **BEDROOM ONE (REAR)**

11'4" x 10'7" (3.45 x 3.23)

with radiator, power and lighting points, double glazed window to the front overlooking gardens with views over fields in the distance, door to

#### **FAMILY BATHROOM**

fitted with white suite comprising one panelled bath with tiled surround, pedestal wash basin, low level flush WC, chrome heated towel rail, ceramic tile flooring, recessed light with built in extractor, double glazed opaque glass window to the rear.

Built in linen cupboard enclosing cylinder with lighting and shelving.

From landing area stairs lead to second landing area giving access to further bedroom accommodation comprising

#### **BEDROOM TWO**

12'2" x 11'3" (3.71 x 3.43)

with radiator, power and lighting points, double glazed window the rear.

#### **ENSUITE SHOWER ROOM**

with fully tiled shower cubicle with glazed sliding doors, WC and wash basin, double glazed opaque glass window to the side.

#### **BEDROOM THREE (FRONT)**

13'0" x 9'5" (3.96 x 2.87)

with radiator, range of recessed spotlights, built-in double wardrobes with hanging rail providing extensive storage and hanging space, central dressing table, double glazed window to the front, door to

#### **ENSUITE SHOWER ROOM.**

with fully tiled shower cubicle with glazed sliding doors, WC and wash basin, double glazed opaque glass window to the rear.

#### **BEDROOM FOUR (FRONT)**

13'0" x 9'4" (3.96 x 2.84)

with radiator, power and lighting points, range of built-in wardrobes with central dressing table, double

glazed window to the front, door to ensuite shower room with fitted corner shower with glazed sliding doors, pedestal vanity wash hand basin, low level flush WC, chrome heated towel rail, recessed spotlights, double glazed opaque glass window to the front.

**ENSUITE SHOWER ROOM..**

with fully tiled shower cubicle with glazed sliding doors, WC and wash basin, double glazed opaque glass window to the rear.

**OUTSIDE FRONT**

the property is approached over a paved brick driveway giving extensive offroad parking and extending to garaging.

**GARAGE**

18'0" x 8'10" (5.49 x 2.69)

with metal up and over door, concrete floor, power, and lighting points.

**FRONT GARDENS**

are laid to large gravel forecourt providing further extensive parking with brick paved pathway and steps leading up to the front door with entrance canopy and outside lighting.

**OUTSIDE REAR**

from French doors of dining room out onto large raised sun patio with range of outside lighting and outside water tap with wrought iron railings, steps leading down to lawned area with flower and shrub borders set to corners, further paved area situated to the rear of the garage giving access to large workshop (18' x 8'10" approximately) which runs the full length under the garage with power and lighting, gardens enclosed by a variety of fencing and enjoying a lovely sunny aspect with views of fields in the distance.

**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 4 Mbps & Superfast 39 Mbps. Mobile Service: Limited/ None (indoor) and Likely (outdoor). We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

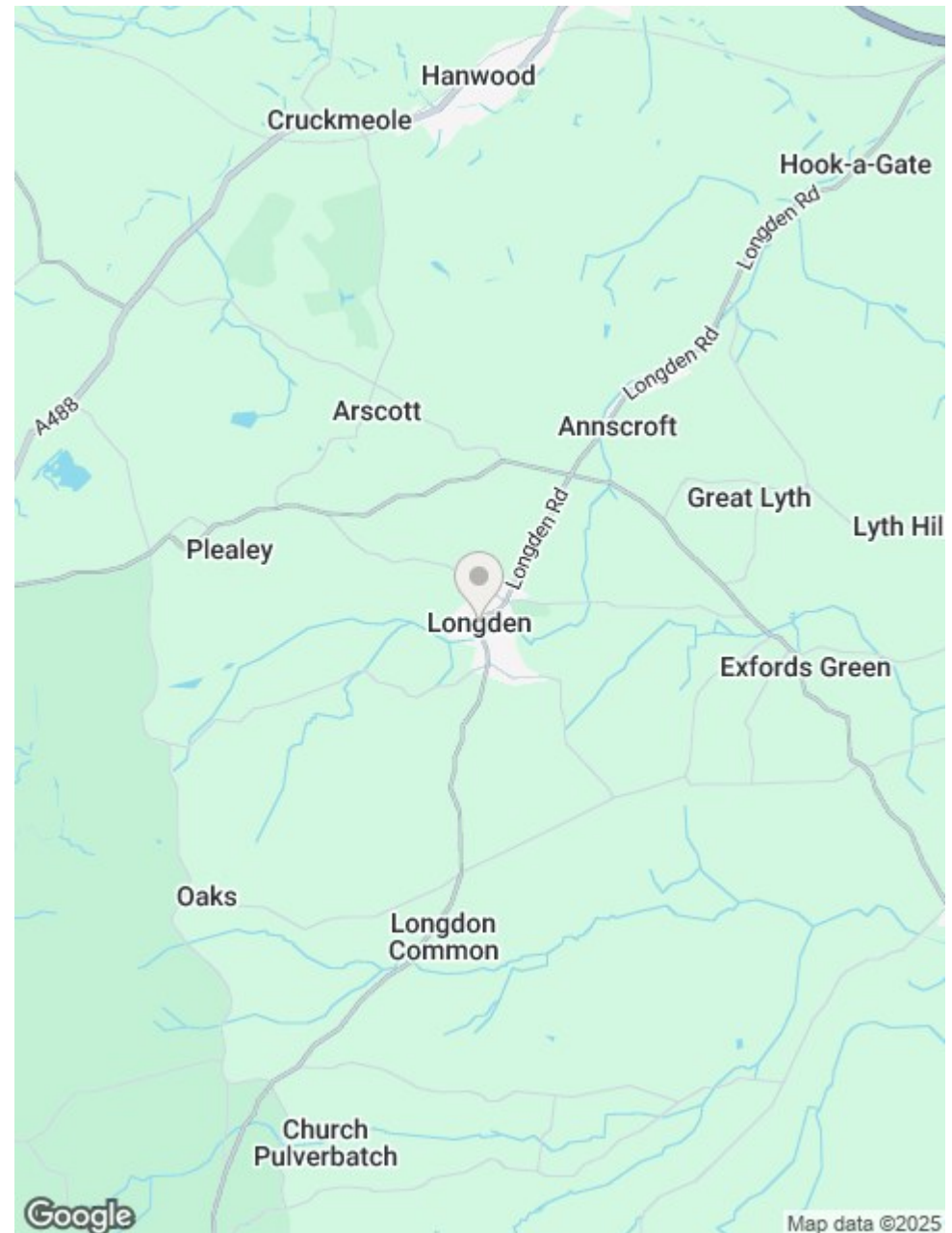
**COUNCIL TAX BANDING**

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

**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.



**Local Authority:** Shropshire County Council

**Council Tax Band:** E

**EPC Rating:** C

**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:

from Shrewsbury take the Longden Road out of Shrewsbury, continue through the villages of Hook-a-gate and Annscroft, continue into Longden and Garagon is situated on the left-hand side indicated by the For Sale sign.

### 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](mailto: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.