





**Yew Tree Cottage Alberbury, Shrewsbury, SY5 9AD
Offers In The Region Of £475,000**

An attractive, deceptively spacious 17th century detached cottage providing well planned and well-proportioned accommodation and boasts a wealth of characterful original features including exposed stone walling, exposed beams and original inglenook. The accommodation comprises; entrance hall, fabulous kitchen, dining room, delightful lounge, good sized utility, ground floor shower room, large first floor landing/ occasional bedroom, two double bedrooms and a bathroom. The property benefits from double glazing and oil central heating. Attractive landscaped gardens with detached garage, workshop and home office and large driveway.



The property is pleasantly situated in the small village of Alberbury, which has a fabulous village community. Local amenities include the historic Rowton Castle Country Club which is within a 5 minute drive and provides A La Carte dining, spa treatment, gym and pool facilities. The property is approximately 9 miles west of Shrewsbury and has the benefit of being well placed for easy access to Welshpool, Mid-Wales, Shrewsbury and the M54 motorway link, leading to junction 10a of the M6.

Entrance Hall

With tiled flooring, window to side. Glazed doors to both reception rooms.

Lounge

With windows to front, exposed ceiling and wall beams with feature exposed brick wall, radiator, brick built inglenook fireplace with surround and clear view log burner. Understairs storage cupboard. Door leading into Kitchen Breakfast Room and Utility.

Dining Room

With window and French doors to garden, exposed ceiling beams, radiator, feature inglenook fireplace with Cardeston stone surround and tiled hearth with log burner.

Kitchen Breakfast Room

With range of wooden style fronted units comprising: 1 1/2 sink drainer unit set into worksurface with matching upstands, with range of cupboards and drawers under, built in double oven with electric hob and extractor hood over, range of matching eye level cupboards. Built in fridge and space for dishwasher. Tiled flooring and radiator. Windows to front and rear providing dual aspect and ample natural light, feature exposed brick wall with exposed timbers and further exposed ceiling timbers. Decorative wooden fire surround with space for electric fire.

Utility

With window to front, space for washing machine and tumble dryer with worksurfaces over. Housing oil central heating boiler. Double eye level unit. Tiled flooring, exposed ceiling beams and door leading into Shower Room.

Shower Room

With modern white suite comprising of fully tiled shower unit with electric shower and glass door, wash hand basin and low level flush WC, part tiled surround to walls, heated towel rail, tiled surrounds, exposed ceiling timbers.

Period wooden staircase rises to First floor accommodation.

First Floor Landing/ Occasional Bedroom

A fabulous space with vaulted ceiling, Velux windows and exposed beams, exposed brick chimney. The space offers the potential to provide further bedroom space if required, alternatively it works well as an open space and is currently used as a home office.

Bedroom

With vaulted ceiling and exposed timbers, Velux window and further window to rear. Built in fitted wardrobes and radiator.

Bedroom

With windows providing far reaching open views, on a clear day you can see The Wrekin. Built in wardrobes and radiator.

Bathroom

A spacious room with corner bath with shower attachment, low flush Wc and twin wash hand basins set into vanity unit with storage beneath. Part tiled surround to walls, radiator and airing cupboard. Valued ceiling with exposed ceiling timbers and Velux window.

Outside

The property is approached through timber gates leading into a large paved forecourt which provides ample parking and leading to large detached garage (formerly a double garage) with twin timber doors, electric and lighting and workshop area. There is also a Garden Room which would be used as a HOME OFFICE, the large loft area above could be converted into an additional study / self contained bedsit with dormer window providing stunning views. The gardens to the front are mainly lawn with mature shrubs. The gardens are of good size and sit predominantly to the rear of the property and comprise of lawned areas, seating areas, herbaceous shrub borders. There are outside electric points and water points around the garden. The whole is enclosed by mature 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, water and drainage services are connected. It is our understand that the property has oil fired central heating. We understand the Broadband Download Speed is: Standard 15 Mbps. Mobile Service: Good 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 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 AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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 Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area⁽¹⁾

146.8 m²
1578 ft²

Reduced headroom

2.7 m²
29 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating: E

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.