





1 New Cottage Pitchford Road, Condover, Shrewsbury, SY5 7DE
Offers Over £250,000

A mature semi-detached cottage-style property requiring extensive modernisation and upgrading throughout. Situated in a lovely rural setting and enjoying lovely open outlooks over fields to the front and rear. The property requires full renovation and has accommodation briefly comprising: entrance porch, entrance hall, through sitting room, dining room, kitchen, downstairs WC and lean-to to the rear. Upstairs there are three good-sized bedrooms and family bathroom. The property has uPVC double glazing throughout and is set in generous gardens backing onto fields with a variety of timber-constructed outhouses. The property is conveniently situated only a 10-minute drive from Shrewsbury, providing good access to the bypass and motorway links. Early inspection is recommended.



Entrance Porch

Leads to glazed and wooden panel door to:

Entrance Hall

4 x 4 (1.22m x 1.22m)

With lighting point, staircase to first-floor door to:

Through Sitting Room

17'11 x 12'2 (5.46m x 3.71m)

With tiled open fireplace, power and lighting points, double glazed uPVC window to the front overlooking gardens with lovely open outlook over fields and countryside to the beyond. Further matching window to the rear.

From entrance hall door to:

Dining Room

12'1 x 10'8 (3.68m x 3.25m)

With Stanley cooking range which also supplies domestic water, power and lighting points range of recessed shelving to one wall. uPVC double glazed window overlooking gardens with lovely open outlook over field and countryside to the front from dining room sliding door to:

Kitchen

8 x 5'2 (2.44m x 1.57m)

Double drainer sink unit with a range of cupboards under, vinyl floor covering, power and lighting points, electric cooker point (not tested) built-in pantry with shelving and lighting point, uPVC double glazed window to the rear. Glazed and wooden service door alongside leading to recessed rear porch.

From kitchen door to:

Cloakroom/ WC

4'4 x 2'10 (1.32m x 0.86m)

With high-level flush WC, single glazed wood framed window to the rear.

From Kitchen recessed porch leads to:

Timber and Plastic Corrugated Lean-to

6'7 x 16'1 (2.01m x 4.90m)

With service door to the gardens, water tap, lighting point.

Lean-to gives access to:

Concrete Sectional Garage/Workshop

8'2 x 15'6 (2.49m x 4.72m)

With double wooden doors, power and lighting points and concrete floor.

From entrance hall stairs lead to:

First floor landing

7'5 x 12'7 (2.26m x 3.84m)

With lighting point, double power point and access to roof space. Built-in airing cupboard with cylinder and immersion heater (not tested) uPVC double glazed window enjoying a lovely open outlook over fields to the rear.

The landing gives access to bedroom accommodation comprising:

Principle Bedroom

10'4 x 13'5 (3.15m x 4.09m)

With power and lighting points, built-in wardrobe and uPVC double glazed window to the side overlooking gardens.

Bedroom Two

9'9 x 10'7 (2.97m x 3.23m)

With power and lighting points, built-in wardrobe and uPVC double glazed window to the front enjoying lovely open outlooks over the surrounding fields and countryside.

Bedroom Three

7'6 x 9 (2.29m x 2.74m)

With power and lighting points, uPVC double glazed window looking gardens to the side.

Bathroom

7'5 x 5'7 (2.26m x 1.70m)

Fitted with a basic white suite comprising: panelled bath with Triton Enrich electric shower unit over (not tested), fully tiled to bath area, wall-mounted wash hand basin and WC. Central light point, wall mounted electric convactor heater (not tested), uPVC double glazed opaque window to the rear.

Outside

The property is approached through a metal gate leading onto driveway, providing off-road parking with an assortment of timber sheds and stores set to one side. Wooden wicker gate leads onto a paved pathway which extends across the gardens to the front door. Separate pedestrian access is situated at the front of the property approached through a wrought iron gate leading onto concrete pathway leading up to the front door and extending down the side of the property.

Gardens

These are situated mainly to the front and the side of the property and extend to an extremely good size. Incorporating a variety of timber garden stores/workshops. 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. Private sewerage. We understand the Broadband Download Speed is: Basic 13 Mbps. Mobile Service: Limited/ None. We understand the Flood risk is very low and surface water risk is high. 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

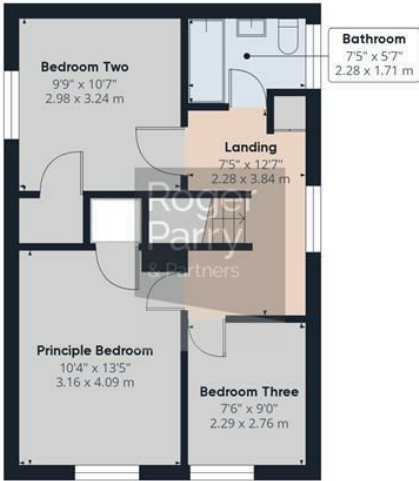
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

1144.53 ft²
106.33 m²

Reduced headroom

3.26 ft²
0.3 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.

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Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: F

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 continue out on the Wenlock Road, over the bypass, taking the next right signposted Acton Burnell. Continue on the for approximately 3 1/2 miles and the property 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

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.