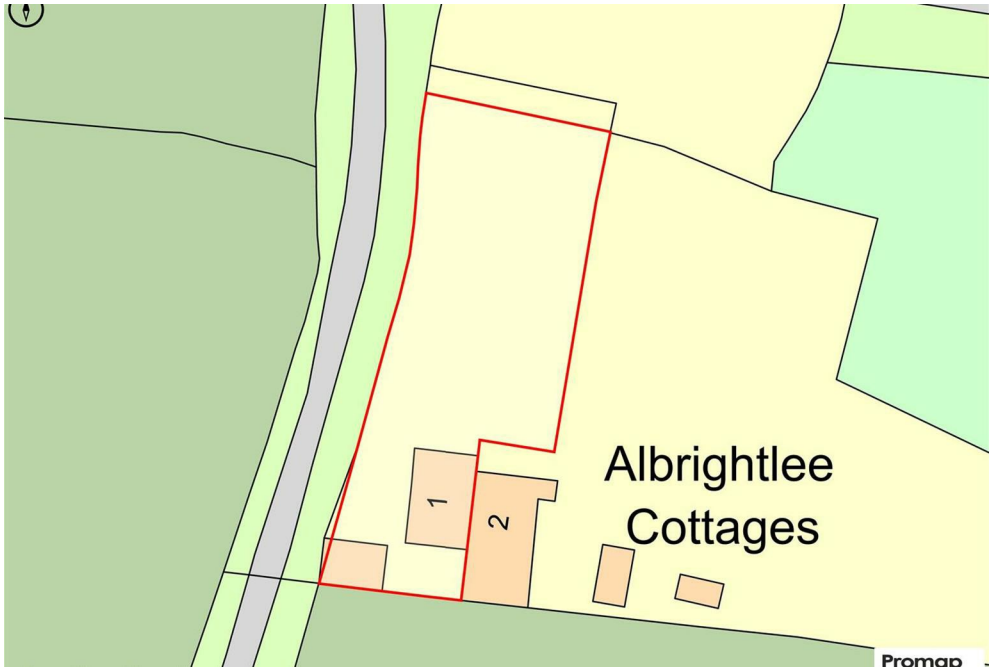


Roger Parry & Partners

# 1 Albrightlee Cottages, Albrightlee, Shrewsbury, SY4 4EE






# 1 Albrightlee Cottages, Albrightlee, Shrewsbury, SY4 4EE
## Asking Price £375,000

Offered for sale with no upward chain, a rare opportunity to purchase this extended and deceptively spacious three bedroom semi detached cottage, with off street parking, garage and delightful landscaped garden. The property is ideally situated, set in lovely countryside but just a few minutes' drive from the bypass and town centre. Early viewing comes highly recommended by the selling agent.













The accommodation briefly comprises of the following: reception hallway, spacious lounge with bi fold doors to garden and open views beyond, modern fitted kitchen breakfast room with granite worksurfaces, luxury contemporary wet room, first floor landing, three bedrooms with far reaching open views, bathroom, generous gardens, oil fired central heating and double glazing.

The accommodation in greater detail comprises:

Entrance door gives access to:

**Reception Hall**
With windows to side and space for cloaks storage. Wooden entrance door into

**Living Room**
19'6" x 16'4" (5.95 x 5.00)
A beautiful room with Bi fold doors to garden and open views beyond, radiator, wooden parquet flooring, exposed ceiling beams and feature log burner set on raised tiled hearth.

**Kitchen Breakfast Room**
11'1" x 11'10" (3.39 x 3.61)
Attractively fitted with base units with granite worksurfaces over, along with integrated dishwasher, eye level double oven, single drainer sink unit with mixer taps, electric hob unit with extractor hood over. Matching range of eye level units, tiled splashback to walls. Windows and door to garden. Radiator.

**Hallway**
4'1" x 4'5" (1.26 x 1.36)
From the Kitchen, door leads into Inner hallway which benefits from a large shelved storage area and houses the oil central heating boiler.

**Wet Room**
6'1" x 6'5" (1.87 x 1.96)
Fitted with a low flush Wc, circular wash hand basin with mixer taps, direct mixer shower unit and fully tiled floor and walls. Heated towel rail.

**First floor landing**
From the Living Room stairs rise to First floor landing with access all bedrooms and bathroom. The area benefits from a deep storage space.

**Bedroom One**
10'3" x 13'4" (3.14 x 4.08)
With radiator, built in wardrobes with further storage over, two windows providing a lovely open outlook.

**Bedroom Two**
10'5" x 11'10" (3.18 x 3.62)
With window providing a pleasant outlook over the garden. Radiator.

**Bedroom Three**
6'9" x 10'3" (2.07 x 3.13)
With window providing a pleasant view over the open outlooks. Radiator and built in storage cupboard.

**Bathroom**
7'8" x 8'4" (2.35 x 2.56)
Fitted with panelled bath, wash hand basin, low flush Wc. Plumbing and space for washing machine. Heated towel rail and tiled surround to walls.

**Outside**
The property is approached through wooden gates leading onto a hard standing driveway providing off-road parking for two cars and provides access to the Detached Garage. The garden is separated into three areas, one section is mainly laid to lawn bordered by open field and Haughmond Hill can be seen in the distance. There is a further lawned garden with patio area and space for Hot Tub (available by separate negotiation), along with established borders and space for garden shed. The Oil tank is located in an well screened area behind fencing. Gate leads to the working vegetable garden which has areas suitable for vegetable patches and space for several greenhouses and wooden garden store, along with further lawn space and variety of fruit trees, Damson, Apple, Pear and Plum. Potential parking for further vehicles which is currently used by the present owner as additional parking.

**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. The property benefits from a Solar Thermal System for water heating. We have been advised that there is a shared sewerage system (please contact agents for further details) and it is oil central heating. We understand the Broadband Download Speed is: Basic 4 Mbps & Superfast 1000 Mbps. Mobile Service: Good/ Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

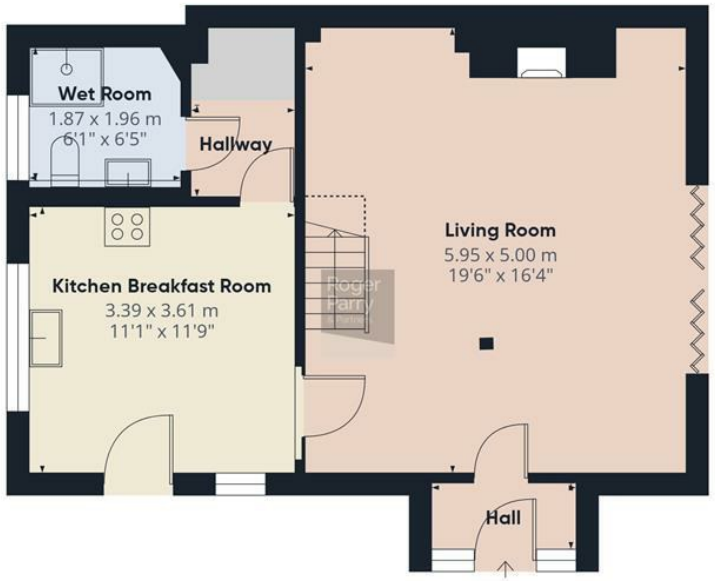
COUNCIL TAX BANDING
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

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.

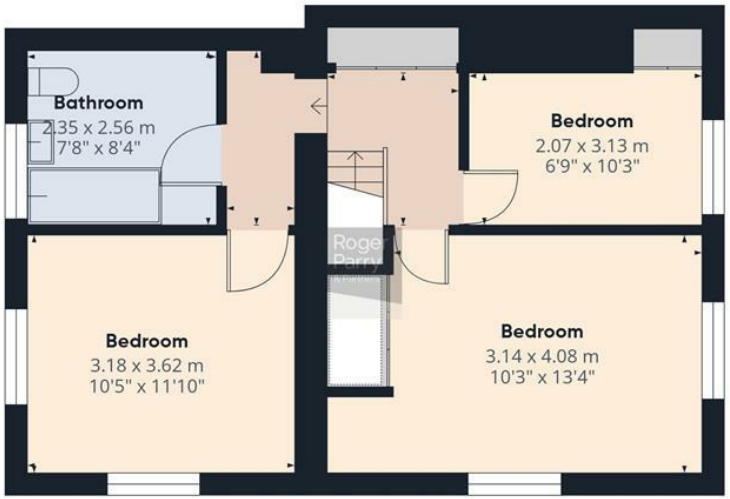
REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if 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.

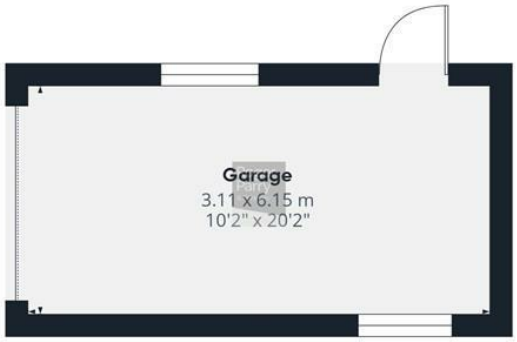
# Floor Plan
(not to scale - for identification purposes only)




**Ground floor** Building 1




**Floor 1** Building 1




**Ground floor** Building 2

**Approximate total area**(1)

113.6 m²
1223 ft²

**Reduced headroom**

1.3 m²
14 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 Tax Band:** C
**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

Roger Parry & Partners



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 t o 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 s hould 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 b een 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.