Roger Parry & Partners

12 Myddlewood Myddle, Shrewsbury, SY4 3RY

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Offers In The Region Of £350,000

A rare opportunity to purchase an extended three bedroom detached house and adjoining one bedroom annex, set in generous gardens with ample off street parking and outbuildings. Offering well-proportioned accommodation briefly comprising reception porch, sitting room, fitted kitchen, shower room. Upstairs the property offers three bedrooms and fitted shower room. The property has the benefit of a annex to the ground floor comprising of separate entrance with open plan lounge area, bedroom and shower room. The property benefits from oil central heating and double glazing, and is well-positioned for all the neighbouring amenities available in the sought after village of Myddle, the A5/ M54 road network and the town of Shrewsbury.

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

Ground floor

Floor 1

Approximate total area(1)

2080 ft²

193.2 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

Entrance Porch
With radiator, window to front and entrance door into

Fitted Kitchen Diner
Fitted with a with range of wooden fronted base units with double sink drainer unit with worksurfaces over and tiled splashbacks. Space for cooker and aga style oven. Window to front and rear. Exposed ceiling timbers. Housing oil central heating boiler. Door to storage cupboard. Tiled flooring. Door leading to

Living Room
With radiator to front, two windows to front, open fire with brick surround.

From the Kitchen Diner door leads into the rear hall with door leading to storage cupboard, door into into lean to carport/ garage and shower room.

Shower Room
Fitted with low flush wc, wash hand basin and shower unit. Window to rear. Part tiled walls and heated towel rail.

From the kitchen diner stairs rise to First floor landing with windows to rear.

Bedroom
With wooden style flooring, radiator and two storage cupboards.

Bedroom
With window to front, radiator and storage cupboard.

Bedroom
With wooden style flooring, radiator and window to side.

Shower Room
Fitted with low flush wc, wash hand basin and shower unit. Window to rear. Part tiled walls and radiator.

Annex
From the rear of the property Entrance door provide access to the annex accommodation of the property, this would be well suited for a dependant relative.

Reception Room
With windows to side and rear, radiator and log burner set on a raised tiled hearth. Double half glazed doors leading into

Bedroom Area
With radiator.

Shower Room
Fitted with wc, single drainer sink unit set into base units with worksurface over, electric shower unit with tray and shower unit. Window to rear. Part tiled walls and heated towel rail.

Lean To Garage and Storage
From the Rear Hall access leads into a generous garage/ storage space with doors opening onto the rear of the property. In this area there is also a storage room and separate smaller storage cupboard. Door leads to Utility Room which has space and plumbing for washing machine.

Outside
From the roadside, the property is accessed via a driveway providing extensive off-road parking for a number of cars. There are a number of outbuildings which provide ample storage for vehicles and smaller style machinery, along with an old brick style pigsty. The gardens which are mainly situated to the side and rear comprise of good-sized lawned areas with floral and shrub borders. From the rear of the house, access leads into Wc.

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. We understand the Broadband Download Speed is: Basic 5 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoors. 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: 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.

General Services:

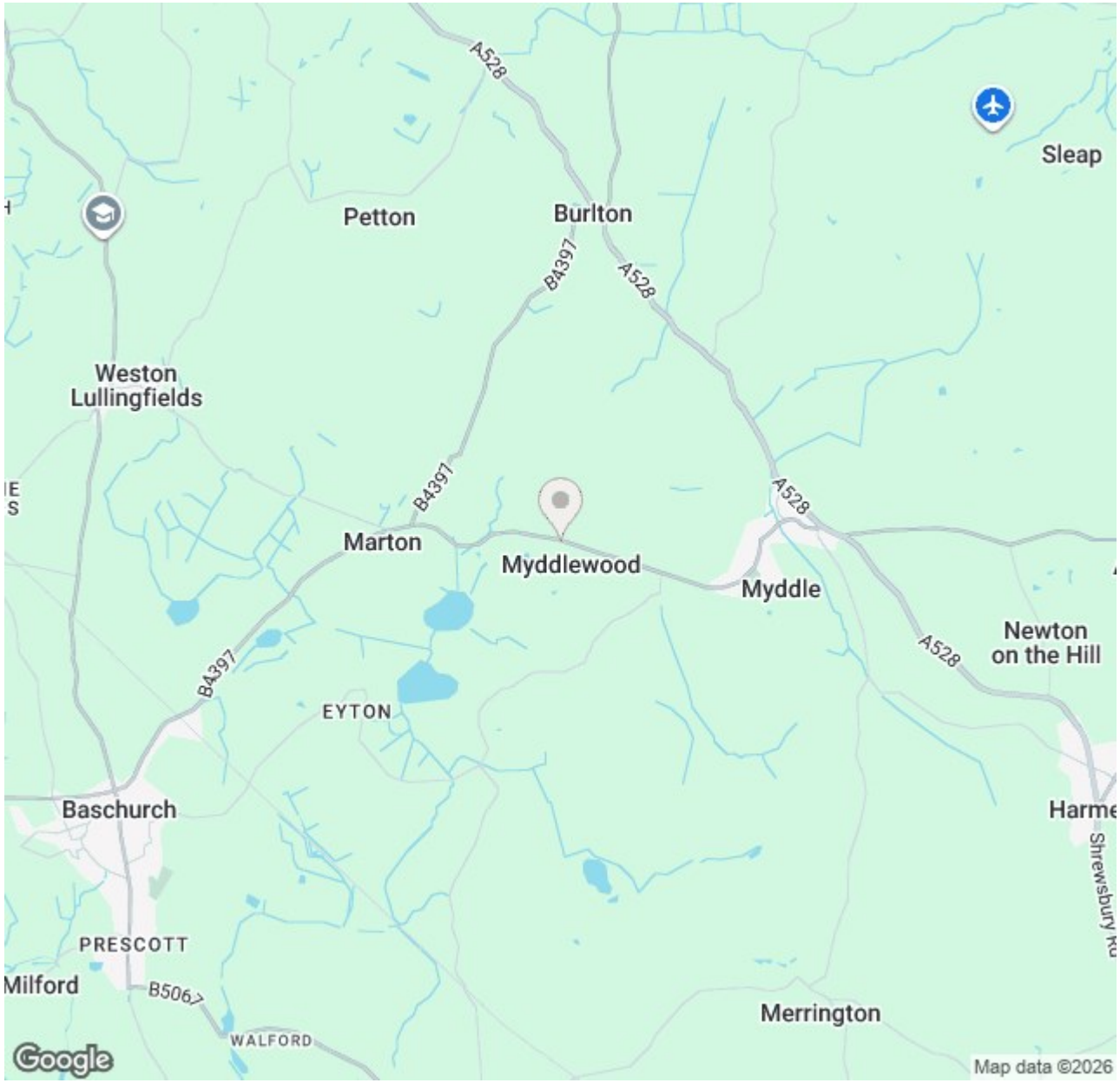
Local Authority: Shropshire County Council
Council Tax Band: E
EPC Rating: F
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

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 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.