







1 School House Cottage, Marton, Welshpool, Shropshire, SY21 8JT  
Guide Price £100,000

An interesting 1 bedroom end terrace period property being constructed approximately 150 years ago. The property is situated in the pleasant village location of Marton which is well placed for access to the county town of Shrewsbury and mid wales town of Welshpool. The property is offered for sale with no onward chain and internal inspection is recommended.





**ENTRANCE**

Wooden front door to:

**ENTRANCE HALL**

Tiled floor and doors to the sitting room and:

**BATHROOM**

Suite comprising panel bath with separate Triton electric shower over and glazed screen, pedestal wash hand basin, low level W.C., part tiled walls, tiled floor, heater towel rail, built in double cupboard, shaver socket/light and a secondary glazed window to the side.

**SITTING ROOM**

Exposed wooden floorboard, fireplace with wooden mantle, tiled hearth and inset log burner, electric heater, built in shelving, staircase to the first floor, secondary double glazed window to the side and opening to:

**KITCHEN**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, built in shelving, stainless steel sink with mixer tap, part tiled walls, plumbing and space for washing machine, under counter appliance space, space for cooker with splashback, exposed wooden floorboards and secondary glazed window to the rear.

**FIRST FLOOR****BEDROOM**

Low vaulted ceiling with restricted head height and exposed beams, electric heater, 2 double glazed Velux windows and a feature circular window, 2 double eaves storage cupboards and a cupboard housing the hot water tank.

**OUTSIDE****OFF ROAD PARKING**

Off road parking for a small car.

**COURTYARD**

Gate to enclosed courtyard with large wooden garden shed.

**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 are connected. 2 electric heaters and a log burner. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 3 Mbps Superfast 80Mbps.

Mobile Service: Likely

FLOOD RISK: Very Low Risk.

**COUNCIL TAX BANDING**

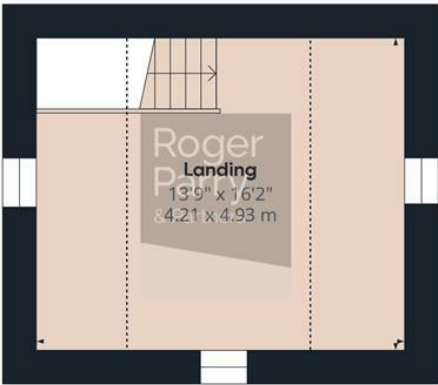
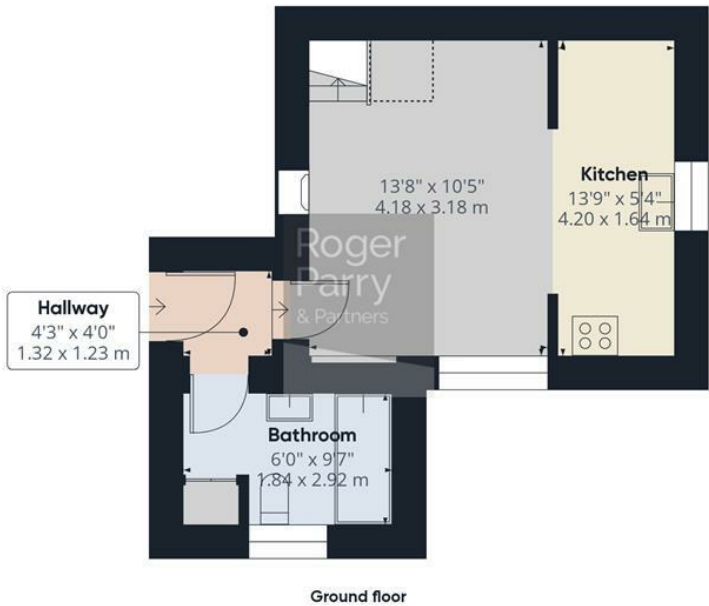
We understand the council tax band is A. We would recommend this is confirmed during pre-contact enquires.

**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)



**Approximate total area<sup>(1)</sup>**  
493.09 ft<sup>2</sup>  
45.81 m<sup>2</sup>

**Reduced headroom**  
103.99 ft<sup>2</sup>  
9.66 m<sup>2</sup>

(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.

GIRAFFE360



**Local Authority:** Shropshire Council

**Council Tax Band:** A

**EPC Rating:** TBC

**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 Welshpool, proceed southwards along the by-pass, bearing left at the Sarnybryncaled roundabout for Montgomery, Churchstoke etc. After Forden, bear left for Churchstoke/Chirbury. Continue down the hill, turning left for Marton and on entering the village the property can be found on the right hand side just before the village hall.

### **Viewing arrangements**

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499



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.