





School House, Leighton Road, Buttington, SY21 8HE
£350,000

This 3 bedroom, 2 reception detached cottage dates back to 1853 and is sat on a plot of approx 0.47 acres including a paddock. Having a garage and car port and being located within easy access of Welshpool and Shrewsbury. NO ONWARD CHAIN.



ENTRANCE PORCH

Wood and glazed front door to:

ENTRANCE HALL

Staircase to first floor

LIVING ROOM

Radiator and double glazed window to the front.

SITTING ROOM

Dual aspect with double glazed windows to front and side and radiator.

REAR HALL

Wood effect flooring, door to Sitting room and doorway to:

KITCHEN/BREAKFAST ROOM

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap, part tiled walls, space for cooker with extractor hood over, further appliance space, built in larder cupboard, wood effect flooring, 2 Upvc windows to the side, radiator and tiled fireplace with inset log burner. Door to:

STUDY

Wood effect flooring and uPVC window to side with views towards countryside.

LANDING

Radiator and uPVC window enjoying countryside views.

BEDROOM 1

Radiator and double glazed window with countryside views.

BEDROOM 2

Radiator, built in cupboard and uPVC window to side.

BEDROOM 3

Radiator, built in cupboard with shelving, hatch to loft and double glazed window with countryside views.

BATHROOM

Panel bath with separate electric shower over, low level W.C, pedestal wash hand basin, part tiled walls, radiator, wood effect flooring and uPVC window to side.

OUTSIDE**FRONT**

Laid to lawn with shrubs, hedge to boundary, gate to front.

SIDE

Laid to lawn with flowers and shrubs, garden shed. Hedge. Access to further area of lawn

GARAGE AND CAR PORT

Up and over door and attached car port.

BOILER CUPBOARD

Floor standing oil central heating boiler and wall mounted cupboards.

REAR PADDOCK

Gate to rear paddock which is laid to grass.

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, drainage and water are connected. Oil central heating. We understand the Broadband Download Speed is: Standard 6 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good . We understand the Flood risk is: Flooding from rivers- Low. Flooding from the sea- Very Low Risk. Flooding from surface water and small watercourses- Risk greater than 3.3% chance each year. We would recommend this is verified during pre-contract enquiries.

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)



Local Authority: Powys County Council

Council Tax Band: F

EPC Rating: E

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:

What3words: ///scrap.slower.flamingo

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.