



Roger  
Parry  
& Partners

Badger End Cottage, Old School Lane,  
Wattlesborough, Halfway House, Shrewsbury,  
SY5 9DZ



## Badger End Cottage, Old School Lane, Wattlesborough, Halfway House, Shrewsbury, SY5 9DZ

A charming two-storey detached cottage dating back to 1844, offering spacious and versatile accommodation, ideal for buyers seeking convenient single-floor living or multi-generational families. Located in the centre of this popular hamlet and on the outskirts of the sought after village of Halfway House, the property features a generous ground-floor bedroom with a large ensuite, multiple reception rooms, and a flexible layout. With a private rear garden, driveway, detached garage, and no onward chain, this home perfectly balances space, privacy, and convenience.



This detached cottage has been thoughtfully extended to create a flexible and versatile home. The ground floor includes a kitchen breakfast room, sitting room, lounge/diner, and a spacious bedroom with built-in wardrobes and a large ensuite – ideal for a dependent relative, elderly parents, or anyone preferring single-floor living. The dual aspect living room was once a bedroom, and the adjoining office space previously served as an ensuite, with plumbing still in place, offering further potential for conversion. Upstairs, there are two double bedrooms and a shower room. Set in a private, yet accessible, location in the popular village of Wattlesborough and on the outskirts of Halfway House, the property enjoys a secluded feel despite being near the road. Outside, there is a delightful enclosed garden, driveway parking, and a detached garage. The home benefits from oil central heating and uPVC double glazing throughout. Local amenities include a village hall and café, with a wider range of shops, social facilities, and a rail service available in nearby Shrewsbury or Welshpool. For families, a number of primary and secondary schools are within easy reach, including Radbrook Primary School, Belvidere Primary School, and secondary schools such as The Priory School and Meole Brace School. Health facilities are also convenient, with Westbury Medical Centre nearby and several other GP surgeries in Shrewsbury and Welshpool. Commuters benefit from immediate access to the A5 via Welshpool Road, linking north to Oswestry and south through to the M54 and Telford. With its flexible layout, this home is equally suited to multi-generational families or buyers seeking the convenience of ground-floor living – a rare opportunity in a sought-after village setting.

**Reception Hall**

With wooden entrance door providing access into Reception Hall with deep understairs storage cupboard, radiator and access to Sitting Room, Cloakroom and Kitchen. To the rear of the reception hall, entrance door provides access into a rear porch.

**Cloakroom**

Fitted with low flush Wc and wash hand basin

**Sitting Room**

10'7" x 12'1" (3.24 x 3.69)

With sliding patio doors providing a lovely view over the garden, two windows to side. Open access to

**Dining Room**

With windows to front and side, radiator and feature wooden fire surround and hearth with space for electric fire.

**Kitchen**

8'1" x 14'7" (2.47 x 4.46)

Fitted with range of units with worktops over and with stainless steel single bowl sink drainer unit, extensive range of eye level cupboards, built in double oven with hob unit over and extractor fan. Space for fridge freezer, range of recessed spotlights, window overlooking rear garden. Open access into

**Utility Room**

6'7" x 6'3" (2.02 x 1.91)

Housing Oil central heating boiler, space and plumbing for washing machine and dishwasher with worksurface over and eye level cabinets.

**Living Room**

11'11" x 14'3" (3.64 x 4.36)

With windows and door to the rear garden, radiator and feature fire surround housing log burner. Door leading into

**Home Office**

4'9" x 6'2" (1.46 x 1.9)

With window to side and radiator.

**Bedroom Three**

11'6" x 11'4" (3.51 x 3.47)

With window to front, fitted wardrobe and radiator.

**En Suite Shower Room**

5'8" x 7'10" (1.75 x 2.39)

Fitted with low flush Wc, wash hand basin and shower unit with tiled surround. Heated towel rail, window to front and inset ceiling lights.

From the Reception Hall stairs rise to First Floor Landing

**Bedroom One**

11'3" x 13'5" (3.45 x 4.10)

With windows to front and rear, radiator and airing cupboard.

**Bedroom Two**

10'6" x 12'6" (3.21 x 3.83)

With windows to front and rear, and radiator.

**Shower Room**

6'11" x 4'5" (2.12 x 1.37)

Fitted with low flush Wc, wash hand basin and shower unit with tiled surround. Radiator, window to front and inset ceiling lights.

**Outside**

The property is approached from the roadside leading to a stoned driveway providing ample parking and access to the Garage with up and over door to front, further up and over door to rear and side service door. The garage benefits from lighting and electrics. The front garden is enclosed with low level wooden fencing and mainly laid to lawn with shrubs, pathway leads to the front entrance door. Gated side access leads to the rear garden, which is a lovely feature of this home, mainly laid to lawn with established floral and shrub beds and a generous paved sun terrace. The garden is fully enclosed with fencing.

**Agent Note****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. Oil central heating. We understand the Broadband Download Speed is: Standard 18 Mbps & Superfast 62 Mbps. Mobile Service: Good outdoor, variable in - home. 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.

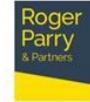
**SURVEYS**

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.

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



**Approximate total area<sup>(1)</sup>**  
 1568 ft<sup>2</sup>  
 145.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

## General Services:

**Local Authority:** Shropshire County Council

**Council Tax Band:** E

**EPC Rating:** E

**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 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.