



SAMUEL WOOD

Hill Cottage, Marshbrook, Church Stretton, Shropshire, SY6 6QE

Price Guide £525,000



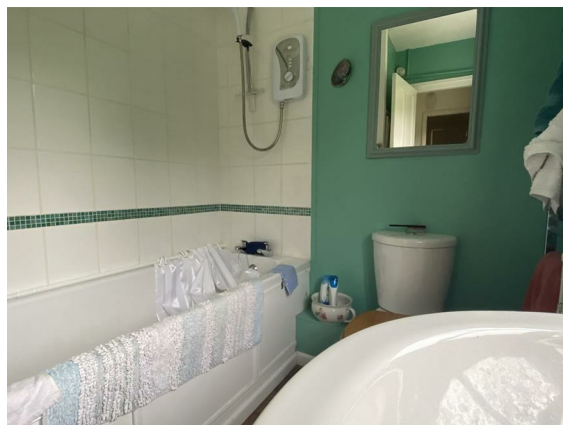
Hill Cottage, Marshbrook

Church Stretton, Shropshire, SY6 6QE



- Gardens and Paddock approx 1.33 ACRES
- Bathroom
- Kitchen and Utility
- 3 Miles from Church Stretton
- EPC Rating E
- 3 Bedrooms
- Guest Cloakroom WC
- Glorious South Shropshire Countryside
- Viewing Recommended

Occupying a delightful semi-rural position with gardens and paddock extending to approximately 1.33 ACRE, this attractive detached property is situated approx 3 miles from Church Stretton, 15 Miles from Ludlow and 16 miles from Shrewsbury. The A49 is located nearby providing excellent communication links. Viewing of this property and location is highly recommended.



Reception Hall

Leading to the kitchen and living room, staircase ascends to the first floor accommodation.

Living Room 14'10 x 12'2 (4.52m x 3.71m)

An attractive room with wood burner set to chimney alcove, dual aspect windows overlook the lovely gardens.

Kitchen Dining Room 14'10 x 10'3 (4.52m x 3.12m)

Smartly appointed with range of cupboards and drawers to work surface areas, stainless steel sink with mixer, tiling to splash areas, four ring hob and integrated oven, door to the rear, area suitable for kitchen table.

Side Entrance Lobby

Gives access to:

Utility

With provision for appliances, oil fired boiler.

Guest Cloakroom WC

Comprising: WC, wash hand basin.

First Floor Landing

Window to the rear, connecting doors to bedrooms and bathroom.



Family Bathroom

Comprising: bath, shower to bath area, WC, wash hand basin, tiled splash areas, window to the rear.

Bedroom 1 9' x 12'2 (2.74m x 3.71m)

Built-in wardrobes, window to the front elevation and radiator.

Bedroom 2 9' x 10'3 (2.74m x 3.12m)

Built-in wardrobe, window to the front elevation and radiator.

Bedroom 3 5'6 x 7'7 (1.68m x 2.31m)

Window to the rear and radiator.

Outside

Hill Cottage occupies a prime position from the un-adopted lane, the property is located within approximately 1.33 Acre of glorious Shropshire countryside. The property offers traditional accommodation with lovely views and aspects with some noise awareness of the A49 and train track in the distance. Viewing of the property and the situation is recommended at the earliest opportunity.

Services at the property

We understand that the property has oil heating, mains electricity, mains water and private drainage (septic tank).

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: tbc

Tenure

We understand the tenure is Freehold.

Mortgage Services

We offer a no obligation mortgage service through our in house Financial Advisor. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Directions

From the A49, turn right signposted Marshbrook. Continue over the level crossing. The Station Inn public house is on the right-hand side, turn left and directly opposite the pub. Continue along this unmade private lane where the property is located on the left-hand side.







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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