

FOR SALE

2 Chapel Cottages, Hook-A-Gate, Shrewsbury, SY5 8BE



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



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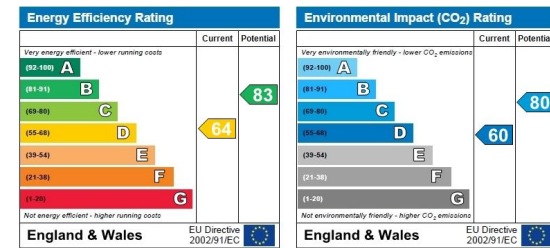
Offers in the region of £135,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



A mature semi-detached house with low maintenance garden in this most popular rural village.



01743 236444

Shrewsbury office: 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ E. shrewsbury@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Sought after village location
- Close to a range of amenities
- Kitchen/Diner & Utility
- Low maintenance gardens
- Parking for circa 3 vehicles
- Gas fired central heating

DIRECTIONS

From Shrewsbury take the Longden Road, past the Priory School and continue out of town over the A5 flyover and continue to Hook-a-Gate. Once in the village, proceed to the far end and take a right turn down a private road, just before a black and white cottage on the right hand side. The property will be found down this private road after a short distance on the left hand side.

SITUATION

The property is conveniently located just outside Shrewsbury within the pretty village of Hook-a-Gate which provides a local pub. The village is surrounded by unspoilt countryside and there is access for walkers at the nearby Lyth Hill. A range of amenities are available on the western outskirts of Shrewsbury including the Meole Brace Retail Park which offers a Sainsburys supermarket. Commuters are well placed for access to the A5, heading through to the M54 motorway and onto Telford. Shrewsbury town centre offers a fashionable range of facilities together with a rail service.

DESCRIPTION

ACCOMMODATION

A part glazed stable style door leads into:

ENTRANCE PORCH

With tiled floor and further glazed stable door leading into:

LIVING ROOM

4.32m x 3.51m (14'2" x 11'6")

With window overlooking the front garden.

KITCHEN/DINER

4.52m x 2.72m (14'10" x 8'11")

With wood effect vinyl flooring providing eye and base level units comprising cupboards and drawers with work surface over and incorporating a stainless steel sink unit and drainer with mixer tap over, part tiled walls and tiled splash. Wall mounted 'Worcester' gas fired central heating boiler system. Door to:

UTILITY

4.65m x 1.32m (15'3" x 4'4")

Providing a fitted worktop with space for fridge, space for freezer, space for tumble dryer, space and plumbing for washing machine. Pedestal wash handbasin with tiled splash and door to:

SHOWER ROOM

With tiled floor, providing a white suite comprising low level WC and walk in shower cubicle with mains fed shower. Fully tiled walls.

FROM THE KITCHEN/DINER a carpeted staircase rises to:

FIRST FLOOR LANDING

With doors off and to:

BEDROOM 1

3.40m x 2.49m (11'2" x 8'2")

With exposed pine boarded flooring, 2 Velux rooflights, range of fitted wardrobes.

BEDROOM 2

3.53m x 2.79m (11'7" x 9'2")

With exposed boarded flooring, Velux rooflight, range of fitted wardrobes.

BATHROOM

Providing a suite comprising low level WC, wash handbasin set in vanity unit with storage cupboards under and panelled bath with electric shower over and splash screen, part tiled walls.

OUTSIDE

The property has space for circa 3 vehicles whilst an ornamental iron gate gives pedestrian access onto a concrete path leading to the front of the property.

THE GARDENS

The gardens are located to the front of the property and comprises of low maintenance gravel borders and seating area together with an area laid to lawn with surrounding borders. Timber and felt storage shed. A flagged pathway gives access to the side of the property and the store area.

GENERAL REMARKS

RIGHTS OF WAY

The property has the benefit of the Right of Way over the rear of the adjoining property for refuse disposal. The property is sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

SERVICES

Mains water, electricity and gas are understood to be connected. Foul drainage is by way of a pumping station to the mains system. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0844 448 1644 . The property is currently registered under Council Tax Band 'B'.

TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

VIEWINGS

Strictly by appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Telephone 01743 236444.