



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Shore Cottage, Shore Lane, Cressage SY5 6BS

£499,950 Region

To view this property please call us on **01743 236 800** Ref: C7125/GM/MU

NO CHAIN

A most attractive, Grade II Listed, 3 bedroomed, detached cottage.

This most attractive, Grade II Listed, 3 bedroomed, detached property provides well planned and well proportioned accommodation throughout and is presented to an exacting standard. The property boasts a wealth of period features including fireplaces, exposed wall and ceiling timbers, wood flooring and solid oak doors. The accommodation briefly comprises : entrance hall, sitting room, kitchen, dining room, lounge, master bedroom with shower room en suite, 2 further double bedrooms and a bathroom. Particularly attractive and neatly kept gardens. Ample parking and an open fronted double garage. The property also benefits from LPG gas-fired central heating.

This property is pleasantly situated on the outskirts of the popular village of Cressage within easy travelling to Shrewsbury, Telford and Bridgnorth. Within the village are a range of amenities including a Primary School, Doctor's Surgery, Church, Village Shop/Post Office and a frequent bus service to the nearby Shrewsbury town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

Wood flooring
Exposed wall and ceiling beams.

SITTING ROOM

19'2" x 15'4" (5.84m x 4.67m)
A stunning oak framed room with exposed beams and French doors leading out to a front patio area
Attractive feature fireplace with log burner
Wood flooring.

DINING ROOM

15'3" x 15'3" (4.64m x 4.66m)
Attractive fireplace with log burner
Large built in store cupboard
Exposed wall and ceiling beams
Window to the rear overlooking the garden.

KITCHEN

15'3" x 11'11" (4.64m x 3.62m)
Fitted with a range of matching wall and base units comprising of both cupboards and drawers with granite worktops over and a range of integrated appliances
Door leading to rear garden
Quarry tiled floor
Exposed wall and ceiling beams.

OFFICE/STUDY

15'3" x 12'6" (4.65m x 3.81m)
Feature fireplace with exposed brick and log burner
Exposed wall and ceiling beams
Windows to the front and rear overlooking the gardens.

A STAIRCASE rises from the dining room the the FIRST FLOOR LANDING with exposed wall and ceiling beams.

MASTER BEDROOM

19'2" x 15'4" (5.83m x 4.68m)
A stunning room with exposed beams and range of fitted wardrobes

EN SUITE

Fitted with a modern white suite comprising tiled corner shower cubicle
Pedestal wash hand basin
Low flush wc
Wood flooring
Exposed beams.

BEDROOM 2

15'3" x 13'1" (4.64m x 3.99m)
Exposed beams
Window to the rear overlooking the garden.

BEDROOM 3

15'3" x 9'1" (4.64m x 2.78m)
Exposed beams
Window to the side overlooking open countryside.
Fitted wardrobes.

BATHROOM

Fitted with a white suite comprising free standing bath with shower over

Low flush wc

Wash hand basin set to a wooden vanity unit with store cupboard

Exposed beams

Wood flooring.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached through double wooden entrance gates and over a large gravelled forecourt providing ample parking and turning space. DETACHED OPEN FRONTED DOUBLE GARAGE with concrete floor, power and lighting.

Neatly kept FRONT GARDEN with a spacious patio area and herbaceous shrub borders. Log store. 2 good sized store rooms.

To the rear of the property is a particularly attractive and neatly kept GARDEN with a large lawned area, paved patio area, summerhouse, well stocked shrub borders. The whole is enclosed on all sides by mature hedging and picket fencing.







FLOOR PLANS ...

Ground Floor
Approx. 860.2 sq. feet



First Floor
Approx. 859.4 sq. feet



Total area: approx. 1719.6 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town on the A458 Much Wenlock Road. Proceed through the village of Cross Houses and on entering the village of Cressage, turn right onto Shore Lane, signposted to Cound Moor and Acton Burnell. Proceed for a short distance where the property is the first found on the left hand side.



SERVICES

We understand that mains water, electricity and drainage are connected. LPG gas.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

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IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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