



**FOR SALE**

Offers In The Region Of £325,000

**2 Fitz Manor Cottages, Fitz, Nr Bomere Heath,  
Shrewsbury, SY4 3AS**

A highly desirable and neatly presented mature semi-detached cottage of character, set with attractive large gardens, in this most sought after and pretty rural hamlet.



# FOR SALE

MILEAGES: Shrewsbury Town Centre 6.2 miles and Telford 19 miles. All mileages are approximate.



- Characterful semi-detached Cottage
- Neatly appointed
- With parking
- Large gardens
- Delightful views
- Sought after village location

## DIRECTIONS

From Shrewsbury take the Berwick Road B5067 heading towards Baschurch, follow this road to Leaton Church then take the next turning left. Follow this road and take the next left turn signposted Fitz/Mytton, continue a short distance to the hamlet and the property will be seen in the centre on the left hand side.

## SITUATION

The property is attractively positioned in the heart of a pretty hamlet of Fitz, just north of Shrewsbury. The hamlet is surrounded by beautiful open farmland with some lovely walks along its winding lanes. Local amenities can be found in the nearby village of Bomere Heath or alternatively Baschurch, including schools and shops. Shrewsbury is easily accessible.

## DESCRIPTION

2 Fitz Manor Cottages is a most attractive and charming semi-detached cottage with character, providing improved and neatly appointed accommodation. The current owner has made a number of improvements and the ground floor now boasts a generous living room, attractive spacious kitchen diner, together with a useful study. To the first floor, there are three neatly proportioned bedrooms and the bathroom which has a white suite. Outside, there is a generous off street parking area, whilst the gardens which are a most attractive feature predominantly sit to the rear. These comprise a large sun terrace which offers a fantastic outdoor entertaining space with adjoining flowing lawns together with numerous well stock floral and herbaceous borders.

## ACCOMMODATION

### ENTRANCE HALL

Staircase to first floor

### SITTING ROOM

16'4" x 12'1" (4.98 x 3.68)

Quarry tiled floor, fireplace with log burner.

### PANTRY

With fitted worktop and space and plumbing for washing machine.



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



## KITCHEN

Tile effect laminate flooring, range of fitted eye and base level wall units with oak work surfaces, Belfast sink unit with mixer tap over. Leisure Electric cooker, intergrated dishwasher and space for fridge/freezer. Patio doors leading out to the rear garden.

## STUDY

Tile effect laminate flooring.

## FIRST FLOOR LANDING

### BEDROOM 1

Original wooden floor boards.

### BEDROOM 2

Original wooden floor boards, period cast iron fireplace.

### BEDROOM 3

Original wooden floor boards and fitted shelving.

### BATHROOM

White suite comprising bath, with mains fed shower over, low level WC and wash hand basin. Fitted stainless steel heated towel radiator.

## OUTSIDE

The front of the property is approached through a pedestrian wicket gate. There is a separate side access to the right hand side of the property with steps leading to both the front and the rear. Gravelled parking area for circa 2 vehicles.

## THE GARDENS

The gardens are set to the rear of the property and are mainly laid to lawn, with a large Indian sandstone sun terrace. There is a gravelled area located at the side of the property with room for potted plants and steps leading down to the parking area.

## GENERAL REMARKS

### SERVICES

Mains water, electricity and LPG gas, are understood to be connected. Drainage is to a shared septic tank.

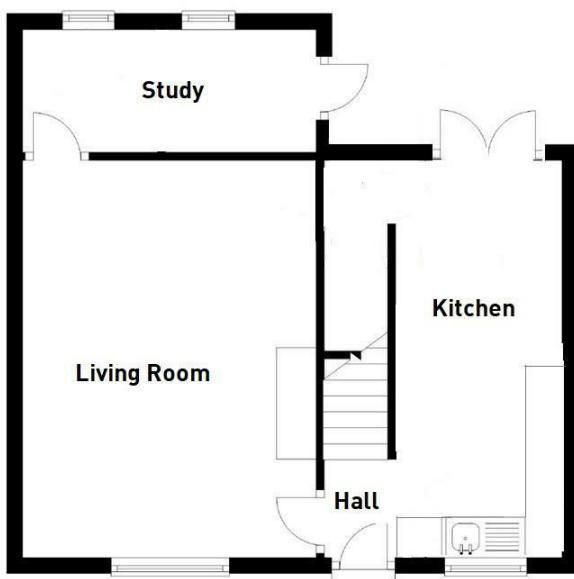
### COUNCIL TAX

Shropshire Council, Tel: 0844 448 1644. Council Tax Band 'B'.

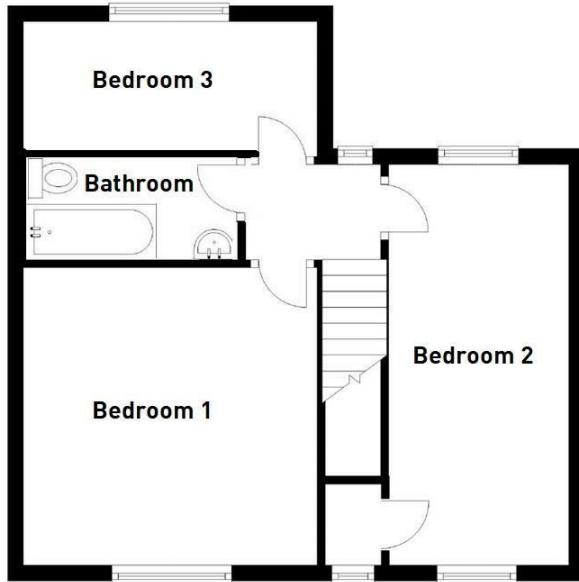
### VIEWINGS.

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsrgb.com

### Ground Floor



### First Floor



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who is authorised and regulated by the FCA. 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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (A2 plus) A		
(B1-81) B		72
(D9-80) C		
(55-68) D		
(59-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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