

2 Manor Cottages Crabtree Lane, Walton, Telford,
Shropshire, TF6 6AW

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £340,000

Viewing: strictly by appointment through the agent

An attractive, charming and well presented three bedroom semi detached house, occupying a well established generous size plot being offered for sale with NO UPWARD CHAIN. This lovely property enjoys a delightful semi rural setting, with two of the first floor bedrooms benefitting from beautiful far reaching views across local farmland, open countryside and beyond. The property offers appealing, characterful and comfortable living throughout, whilst externally the sizable plot provides ample outdoor space with excellent potential for families, entertaining or further enhancement, subject to the necessary permissions. Walton is a sought after rural village set midst beautiful Shropshire countryside, which is conveniently position between the popular villages of Shawbury and High Ercall. Surrounded by open farmland and picturesque scenery, Walton offers a peaceful semi rural lifestyle whilst remaining connected to nearby towns and amenities. The area is well placed for access to the county town of Shrewsbury along with Telford and the wider motorway network, making Walton an ideal location for those seeking countryside living without isolation. Early viewing is highly recommended.

The accommodation briefly comprises of the following: Storm porch, lounge, inner hallway, refitted kitchen/diner, boiler room, ground floor bathroom, first floor landing three bedrooms, well established generous size grounds with useful brick outbuilding and adjoining log store, large timber detached garage, driveway providing ample parking for a number of vehicles, UPVC double glazing. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Storm porch with UPVC double glazed entrance door gives access to:

Lounge
14'0 x 12'7

Having UPVC double glazed window, radiator, wood burning stoves set to an exposed brick hearth with timber fire surround.

From lounge door gives access to:

Inner hallway
Having radiator, UPVC double glazed window.

From inner hallway door gives access to:

Refitted kitchen/diner
13'4 x 11'10
Comprising: Replaced eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, glass display cabinets, two UPVC double glazed windows, quarry tiled floor, radiator.

Door from inner hallway gives access to:

Boiler room
5'8 x 5'5
Having floor mounted oil fired central heating boiler, quarry tiled floor, UPVC double glazed window, fitted shelving.

Door from inner hallway gives access to:

Bathroom
Having a five piece suite comprising: Timber style panel bath, tiled shower cubicle, pedestal wash hand basin, low flush WC, bidet, tiled to walls, tiled floor, UPVC double glazed window, wall mounted extractor fan, radiator.

From inner hallway UPVC double glazed door gives access to:

Rear lobby
8'6 x 4'5
Having brick base, range of UPVC double glazed windows, polycarbonated roof, UPVC double glazed door giving access to side of property.

From inner hallway stairs rise to:

First floor landing
Having loft access. Doors then give access to: Three bedrooms.

Bedroom one
14'2 x 8'1
Having UPVC double glazed window, radiator, former fireplace, exposed timber to ceiling.

Bedroom two
10'1 x 7'6
Having UPVC double glazed window with a pleasing rural aspect, former fireplace, radiator.

Bedroom three
9'7 x 7'3 max
Having UPVC double glazed window with a pleasing rural aspect, radiator, exposed beam to ceiling.

Outside
The property occupies a generous plot and is approached via a stoned driveway providing ample off street parking for number of vehicles. From the driveway access is then given to a large detached timber garage with two glazed windows with fitted power and light. To the right hand-side of the garage there is an area currently used as a chicken coop but this space could be utilized for further parking, garage, outbuilding etc (subject to planning). From the driveway access is then given to the property's:

Good size gardens
Which comprise: Stoned pathway, lawn gardens, fruit trees, vegetable plot, useful brick store and log store, oil tank, outside cold tap, mature shrubs and bushes. A stoned pathway then gives access to a further garden area to the front of the property which comprises former pool and an array of specimen shrubs, plans and bushes, Indian sandstone paved patio, outside lighting point.

Directions
From Shrewsbury head out on the A53 and continue through the village of Shawbury. When leaving the village of Shawbury turn right signposted for Telford, Newport and High Ercall. Continue on this road for approximately 2.5 miles until reaching the village of Walton and then after a short distance turn right into Crabtree lane. The property will then be found approximately a 100 yards on the right hand-side.

Services
Mains water, electricity, shared septic tank drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

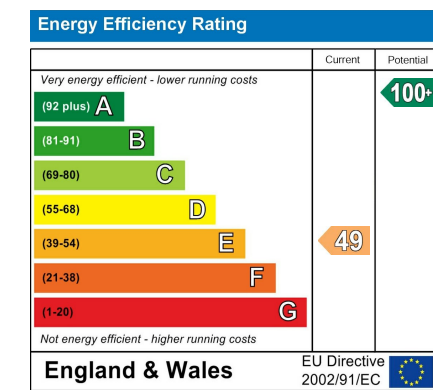
Tenure
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION. Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.

2 Manor Cottage