

Hollies Farm, 16 Valeswood, Little Ness, Shrewsbury,
Shropshire, SY4 2LH

www.hbshrop.co.uk



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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.
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Offers In The Region Of £425,000

Viewing: strictly by appointment through the agent

Occupying a fantastic plot extending to approximately 0.2 of an acre with a beautiful aspect to the rear towards local farmland, countryside and beyond this is a much improved, well presented and deceptively spacious three/four bedroom detached cottage. Valeswood is a beautiful idyllic location located at the foot of Nesscliffe hill country park. The village of Nesscliffe is less than a mile way having an active village hall, petrol station with convenient store, village pub and primary school. Access is readily accessible to the medieval town Centre of Shrewsbury and market town of Oswestry. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises: Entrance hallway, re-fitted ground floor shower room with WC, lounge, attractive dining room, re-fitted kitchen / breakfast room, rear lobby, laundry area, first floor landing, three bedrooms, dressing room / occasional bedroom, driveway, useful store / workshop, well maintained grounds extending approximately 0.2 of an acre, beautiful rural views to the rear towards local farmland, countryside and beyond, UPVC double glazing. Viewing is highly recommended.

The accommodation in great detail comprises:

Double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring and upvc double glazed window to side. door from entrance hallway gives access to:

Re-fitted shower room

Having large walk-in shower cubicle with wall mounted electric shower, wash hand basin with mixer tap over storage cupboard below, low flush wc, vinyl wood effect floor covering, upvc double glazed window to front and heated towel rail.

Door from entrance hallway gives access to:

Dining room

15'3 x 15'2 max reducing down to 9'1

Having feature exposed sandstone inglenook with wood burning stove and inset timber above, upvc double glazed window to side plus additional single glazed window, walk-in store cupboard, wall light points, painted exposed beams to ceiling and wood effect flooring. wooden framed glazed door from dining room gives access to:

Lounge

15'3 x 8'10 excluding recess

Having two upvc double glazed windows with pleasing aspect over the property's rear gardens and towards local farmland, countryside and beyond, painted exposed timbers to ceiling and wood burning stove.

Doorway from dining room gives access to:

Re-fitted kitchen / breakfast room

14'11 x 13'4 max reducing down to 12'2 minimum

The breakfast area comprises: vinyl tiled effect floor covering, upvc double glazed French doors giving access to rear gardens, painted exposed beams to ceiling and fitted store cupboards with fitted wooden style worktop. The kitchen area comprises: a range of replaced eye level and base units with built-in cupboards and drawers, integrated oven with built-in microwave combination oven above, integrated dishwasher, four ring induction hob with stainless steel cooker canopy over, pullout larder style store cupboard, fitted wooden style worktops with inset sink drainer unit with mixer tap over, two upvc double glazed windows and contemporary wall hung radiator. Part glazed door from kitchen kitchen / breakfast room gives access to:

Side lobby

8'5 x 4'11

Having polycarbonate roof, upvc double glazed door giving access to front of property and tiled floor. Sliding door from rear lobby gives access to:





Laundry area

8'3 x 3'10

Having space for upright fridge/freezer, space for washing machine, fitted worktop with inset stainless steel sink with mixer tap over, two upvc double glazed windows, tiled floor and polycarbonate roof.

From entrance hallway stairs rise to:

First floor landing

Having upvc double glazed window to side. Door from first floor landing then give access to bedrooms.

Bedroom one

9'11 x 7'6

Having upvc double glazed window to front, wood effect flooring and exposed beam to ceiling, walk-in shower cubicle with wall mounted electric shower. Door from bedroom one gives access to:

Washroom

Having low flush wc and wash hand basin with store cupboard below.

From bedroom one doorway gives access to:

Dressing room / occasional bedroom

11'9 x 11'3

Having feature exposed sandstone chimney breast and upvc double glazed window.

Bedroom two

13'4 x 8'3

Having upvc double glazed window.

Bedroom three

15'6 x 8'9

Having upvc double glazed window with lovely aspect looking over the property's rear gardens, local farmland, countryside and beyond.

Outside

To the front of the property there is a generous stone and concrete driveway providing ample off-street parking outside lighting point, from the driveway access is given to a log store and a useful brick and sandstone store/workshop with adjoining garden store. The rear gardens of the property are a lovely feature being generous in size having paved areas, brick paved pathway leading to a paved sun terrace, lawned gardens and a ray of mature shrubs, plants bushes and trees, former brick built outside wc (now used by the current vendors for further storage) from the rear gardens there is a fantastic outlook towards local farmland, countryside and beyond.

Directions

At the cross roads in Little Ness (when travelling from Montford Bridge) continue straight over sign posted for Little Ness and Valeswood. Travel through the hamlet of Little Ness past Lower House Farm and the Little Ness village hall and then immediately bear left sign posted for Valeswood and Hopton. Then continue on this road for 0.5 of a mile and the property will be found on the left hand side.

Services

Mains water, electricity and septic 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 E

As taken from the Gov.uk website we are advised the [property is Band E - again we would recommend this is verified during pre-contract enquiries.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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.

