



2 Cockpitt Cottages, Longnor, Shrewsbury, Shropshire,
SY5 7QB

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 £299,950

Viewing: strictly by appointment
through the agent

Occupying a large plot bordering local farmland and having a lovely rural aspect, this is a well presented, improved and spacious three bedroom semi detached house being situated between Longnor and Dorrington. The village of Longnor is situated approximately eight miles south of Shrewsbury, with the village of Dorrington within one mile away and Church Stretton being six miles south. The property is also well placed for easy access to the A5 which then gives access to the M54 motorway network to the West Midlands, Birmingham and beyond. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge with feature wood burning stove, separate dining room, refitted kitchen, rear lobby with open fronted walk-in pantry, laundry room (former cloakroom), first floor landing, three good size bedrooms, refitted bathroom, large garden part of which border local farmland, pleasing rural aspect, UPVC double glazing, oil fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access:

Entrance hallway

Having large walk-in understairs storage cupboard, radiator.

Door from entrance hallway gives access to:

Lounge

14'5 x 11'1

Having an impressive wood burning stove set to an exposed brick hearth with matching fire surround, UPVC double glazed door giving access to rear of property with UPVC double glazed windows to side, radiator.

Door from entrance hallway gives access to:

Dining room

11'2 x 10'5

Having UPVC double glazed window to front, single glazed window to side, radiator.

Door from entrance hallway gives access to:

Refitted kitchen

11'7 x 9'0

Having replaced eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob with concealed cooker canopy over tiled splash surrounds, two UPVC double glazed windows overlooking the property's gardens, wood effect flooring, heated chrome style towel, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, space for further appliances.

Door from kitchen gives access to:

Rear lobby

Having UPVC double glazed door giving access to rear of property, vinyl floor covering, open fronted walk-in pantry.

Arch from rear lobby gives access to:

Laundry room

5'4 x 3'9 excluding recess

Having fitted worktop with space below for appliances, tiled splash surrounds, glazed window, vinyl floor covering,

From entrance hallway stairs rise to:

First floor landing

Having glazed window with pleasing aspect, overstairs storage cupboard/wardrobe, airing cupboard.

From first floor landing door gives access to: Three good size bedrooms and refitted bathroom.

Bedroom one

11'3 x 10'8

Having two UPVC double glazed windows with pleasing rural aspects, wood effect flooring, radiator.

Bedroom two

10'8 max into recess reducing down to 8'1 min x 8'

Having sealed unit double glazed window with pleasing rural aspect to rear, wood effect flooring, radiator.

Bedroom three

10'0 max into recess reducing down to 8'1 min x 8'

Having sealed unit double glazed window with pleasing rural aspect, radiator.

Refitted bathroom

Comprising: A modern three piece suite with panel bath and mixer shower over, pedestal wash hand basin, low flush WC, UPVC double glazed window, wall mounted mirror with built-in light, heated towel, exposed timbers to ceiling, extractor fan, wood effect flooring,

Outside

To the front of the property paved pathway gives access to front door with lawn gardens and mature hedging screening the road. Access is then given to a large side garden comprising: lawn gardens, shrubs, generous size timber built outbuilding. The side gardens are enclosed by mature hedging and measure just over 90ft in length.

Gated side access then leads to the rear of the property: Having brick paved areas, lawn garden and stone area. The rear gardens border local farmland.

Services

Mains water, electricity, 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 B

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

FLOORPLANS

