

Yew Tree House, Westbury, Shrewsbury, Shropshire, SY5 9QX

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Offers In The Region Of £415,000

Viewing: strictly by appointment
through the agent

A highly attractive stone built, three double bedroom modern detached cottage, occupying a desirable position within the popular village of Westbury. Immaculately presented throughout, the property has been thoughtfully improved and maintained to an exceptional high standard, combining charm cottage style appeal with the comfort and practicality of modern living. The well proportioned accommodation offers three genuine double bedrooms, complimented by stylish and beautifully presented living spaces making this an ideal home for a range of buyers. Situated within the sought after village of Westbury, the property benefits from a pleasant rural setting whilst remaining conveniently positioned for local amenities and excellent road links. There are great road links into the medieval town Centre of Shrewsbury, providing easy access to a comprehensive range of shops, restaurants, leisure facilities and everyday amenities. Internal inspection comes highly recommended by the selling agent to fully appreciate the quality, presentation and charm of this highly appealing property. NO UPWARD CHAIN.

The accommodation briefly comprises of the following: Entrance hallway, lounge, separate dining room, attractive refitted kitchen with a range of built-in appliances, laundry room, refitted cloakroom, first floor landing, three good size bedrooms, refitted ensuite shower room, refitted family bathroom, low maintenance front, side and rear enclosed gardens, generous driveway providing ample off street parking for a number of vehicles, gas fired central heating (underfloor to ground floor level), UPVC double glazing, popular/sought after village location. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Composite double glazed entrance door gives access to:

Entrance hallway

Having tiled floor with underfloor heating.

Door from entrance hallway gives access to:

Attractive refitted kitchen

13'0 x 11'7 max

The kitchen has been attractively refitted and features a good range of eye-level and base units with cupboards and drawers, complemented by solid-oak wooden worktops and a mixer tap. There is a freestanding Rangemaster stainless steel cooker with five-ring gas hob and matching stainless steel cooker canopy, together with an integrated Samsung fridge/freezer and dishwasher.

The room is finished with tiled flooring benefiting from underfloor heating, tiled splashback surrounds and recessed ceiling spotlights. A UPVC double-glazed window overlooks the front, while UPVC double-glazed French doors provide direct access to the rear of the property.

Door from refitted kitchen gives access to:

Laundry room

Having fitted wooden worktop, space for appliances, tiled floor with underfloor heating, tiled to walls, wall mounted Worcester gas fired central heating boiler.

Door from laundry room gives access to:

Cloakroom

Having a white suite comprising: Low flush WC, wall mounted wash hand basin with mixer tap over, tiled to walls, tiled floor with underfloor heating, extractor fan to ceiling.

From entrance hallway door gives access to:

Dining room

13'7 max into staircase recess x 13'4

Having UPVC double glazed window to front, feature wood burning stove with inset timber above, tiled floor with underfloor heating, recessed spotlights to ceiling.

Door from dining room gives access to:





Lounge

14'8 x 13'2

Having UPVC double glazed window to side of property and UPVC double glazed French doors giving access to gardens, contemporary wall mounted stone effect electric fire, underfloor heating, recessed spotlights to ceiling.

From dining room staircase leads to:

First floor landing

Having UPVC double glazed window, radiator, recessed spotlights to ceiling, loft access, linen store cupboard.

Door from first floor landing then give access to: Three double bedrooms and refitted family bathroom.

Bedroom one

13'3 x 10'4

Having two UPVC double glazed windows giving aspect to side and rear of property, radiator, recessed spotlights to ceiling, large walk-in wardrobe.

Door from bedroom one gives access to:

Refitted ensuite shower room

Having large walk-in tiled shower cubicle, pedestal wash hand basin with mixer tap over, low flush WC, tiled to walls, tiled floor, heated chrome style towel rail, UPVC double glazed window to rear, recessed spotlights and extractor fan to ceiling.

Bedroom two

13'3 max reducing down to 10'3 min x 13'2

Having UPVC double glazed windows giving front and rear aspects from property, radiator, recessed spotlights to ceiling.

Bedroom three

10'3 x 6'10

Having UPVC double glazed window to front, radiator, recessed spotlights to ceiling.

Refitted family bathroom

Having a modern three piece suite comprising: Panel bath with mixer shower over and glazed shower screen to side, low flush WC, pedestal wash hand basin with mixer tap over, tiled floor, tiled to walls, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling, double glazed Velux roof window.

Outside

Double timber gates give access to a generous brick edged driveway providing ample off street parking with a number of vehicles. The driveway is bordered by mature shrubs, plants, hedging and brick walling. Gated pedestrian from driveway then leads to the property's front garden which is stoned providing low maintenance with outside lighting point and well maintained mature hedging screening the country road. Another gated pedestrian access from the driveway then leads to a pleasing paved sun terrace/courtyard with wall mounted awning, outside cold tap. Gated access then leads to a further low maintenance paved rear/side garden having outside electricity point, lighting point, timber garden shed, low rise brick walling with stone sections. This rear and side area is enclosed by brick walling and well maintained mature hedging.

Directions

On entering Westbury (from Shrewsbury) at the crossroads turn right and then from a short distance take the 1st left continue on this road for approximately 0.2 of mile and just after the signpost the local surgery the property is situated on the left hand-side.

Services

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.

COUNCIL TAX BAND D

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.

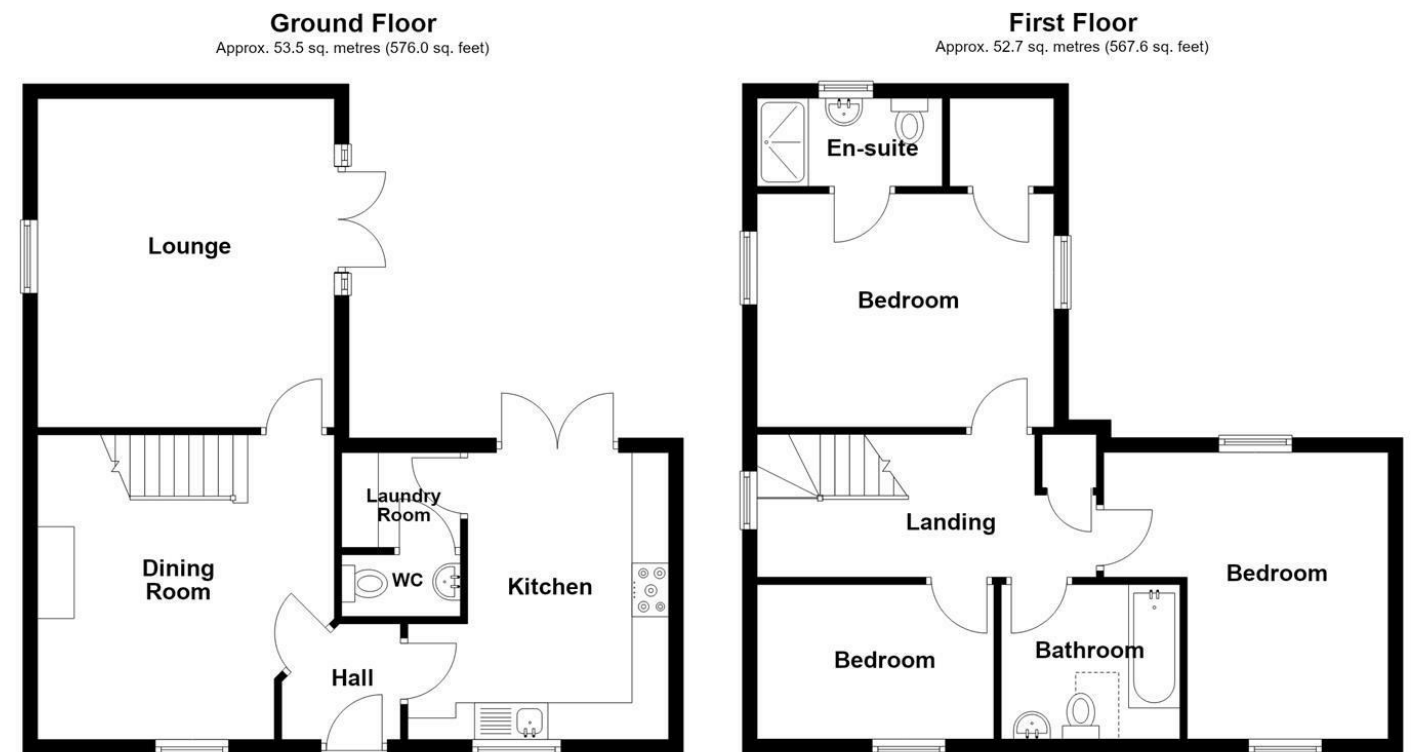
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Disclaimer

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.



Total area: approx. 106.2 sq. metres (1143.6 sq. feet)

For illustrative purposes only. Not to scale
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Plan produced using PlanUp.