

3 Weston Wharf Weston Lullingfields, Shrewsbury,  
Shropshire, SY4 2AW

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**Offers In The Region Of £425,000**

Viewing: strictly by appointment  
through the agent

Occupying a lovely tucked away position, within the picturesque hamlet of Weston Lullingfields, this is an improved, attractive and charming two double bedroom detached cottage offering an idyllic blend of character, comfort and countryside tranquility. The hamlet itself offers a welcoming community hub set around its primary school, church and village hall, ideal for families and community minded owners alike. Just a short distance away is the highly regarded village of Baschurch known for its strong community spirit, excellent amenities some of which include: convenience store, farm shop, traditional village pubs, takeaway outlets etc. For wider shopping/leisure facilities the historic market town of Shrewsbury is within easy reach as is the A5 linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, sitting room, modern refitted kitchen/breakfast room, ground floor bathroom, first floor landing, two double bedrooms, driveway, sunny rear enclosed gardens, large feature brick built summerhouse, UPVC double glazing, oil fired central heating, idyllic rural location. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed stable style door gives access to:

**Hallway**

Having vinyl floor covering, radiator.

Door from hallway gives access to:

**Lounge**

12'2 x 11'10

Having two UPVC double glazed windows, radiator, brick fireplace with exposed beams to ceiling.

Door from entrance hallway gives access to:

**Sitting room**

12'3 x 8'0 average measurement

Having UPVC double glazed window, radiator, vinyl floor covering, exposed beams to ceiling.

Door from sitting room gives access to:

**Refitted kitchen/breakfast room**

13'0 x 9

Having a range of replaced eye level and base units with built-in cupboards and drawers, fitted worktops with Granite style overlay, wood effect vinyl floor covering, radiator, built-in double oven, four ring hob with stainless steel cooker canopy over, three UPVC double glazed windows, integrated slim line dishwasher, integrated fridge, exposed timbers and recessed spotlights to ceiling.

From entrance hallway door gives access to:

**Ground floor bathroom**

Having a three piece suite comprising: timber style corner panel bath with wall mounted shower over, pedestal wash hand basin, low flush WC, tiled floor, UPVC double glazed window, radiator.

From lounge stairs rise to:

**First floor landing**

Having storage cupboards. Doors giving access to: Two double bedrooms.

**Bedroom one**

9'3 x 9'0 excluding wardrobe recess

Having UPVC double glazed window, radiator, fitted double wardrobe and double shelved storage cupboard.

**Bedroom two**

12'10 x 6'0 max

Having UPVC double glazed window, loft access, radiator.

**Outside**

To the side of the property double timber gate gives access to driveway providing off street parking. From the driveway access is given to the property's attractive low maintenance:

**Rear garden**

Comprising: Indian sandstone patio with matching pathway, stone section, shrub areas, timber pergola, feature garden pond, oil tank. In the rear garden there is a feature:

**Brick built summerhouse**

19'0 x 11'0 approxintelery

Having fitted power and light and double glazed bi-folding doors giving access to gardens. The property's rear gardens offer a sunny aspect and is enclosed by fencing.

**Directions**

At the crossroad in Baschurch (coming from Shrewsbury) continue straight over signposted for Weston Lullingfields and Ellesmere. At the Weston Lullingfields sign ( on the left hand-side ) continue into and through the village for 1.1 of a mile and turn left at the monument and continue pass the school ( on the right hand-side). Continue down this country lane for 0.2 of a mile and the property will be found on the left hand-side.

**Services**

Mains water, electricity, 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**

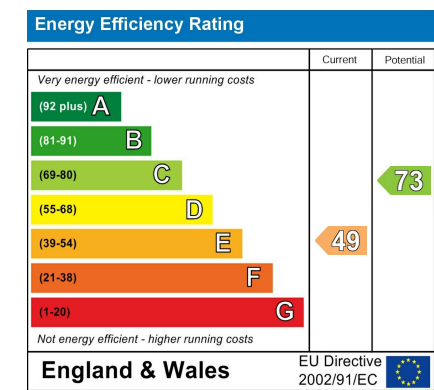
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**Disclaimer**

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.



**FLOORPLANS**

