



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

www.hbshrop.co.uk



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Occupying a substantial and well-established plot, this attractive and beautifully presented three-bedroom semi-detached home is offered to the market with no upward chain and provides a wonderful opportunity to enjoy countryside living in a sought-after Shropshire village location. The property offers characterful, comfortable and well-maintained accommodation throughout. Two of the first-floor bedrooms enjoy breathtaking far-reaching views across open farmland and picturesque countryside, creating a truly tranquil setting. Externally, the generous plot provides excellent outdoor space, ideal for families, gardening enthusiasts and those who enjoy entertaining. There is also potential for further enhancement or extension, subject to the necessary planning permissions. Walton is a highly desirable rural village set amidst the beautiful Shropshire countryside, conveniently positioned between the popular villages of Shawbury and High Ercall. Surrounded by rolling farmland and scenic landscapes, the village offers a peaceful semi-rural lifestyle while remaining within easy reach of a range of local amenities. The county town of Shrewsbury, Telford and the wider motorway network are all readily accessible, making Walton an ideal location for commuters and those seeking the perfect balance between country living and convenience.

Properties in locations such as this are rarely available for long, and early viewing is strongly recommended to fully appreciate the accommodation, plot size and stunning surroundings on offer.

The accommodation briefly comprises

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 disclosure

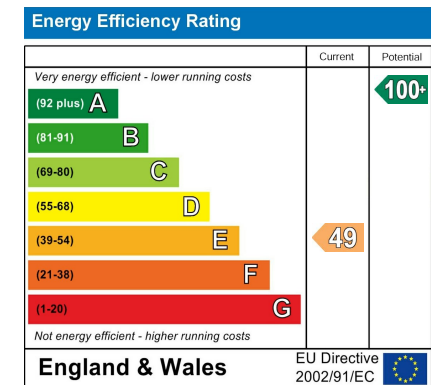
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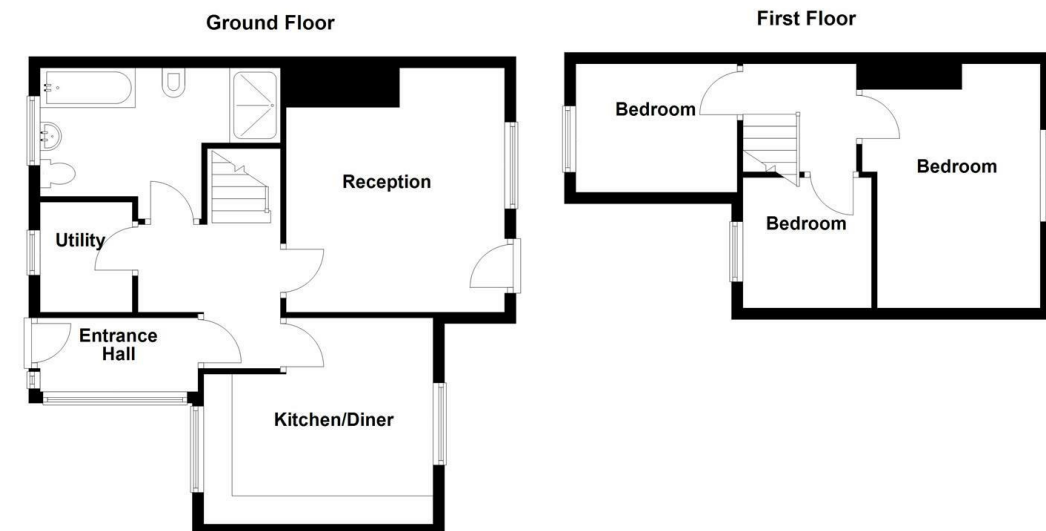
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FLOORPLANS



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

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