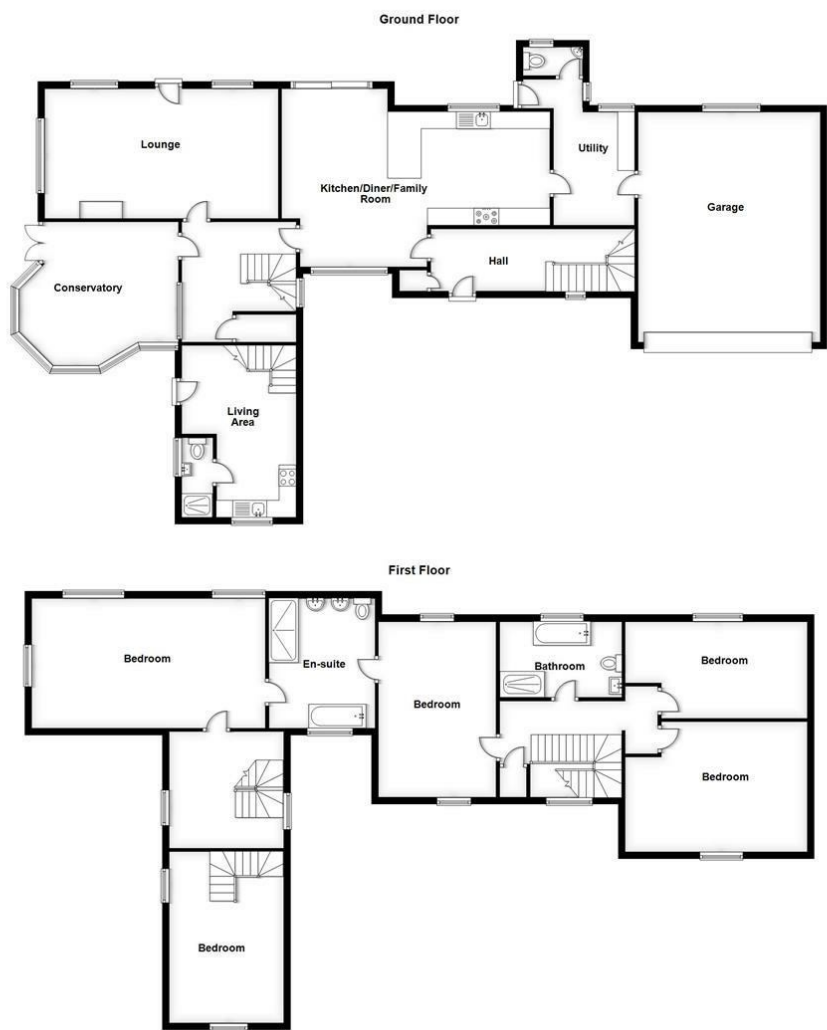




Topsy Cottage, 5 Wroxeter, Shrewsbury, Shropshire, SY5 6PH

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £750,000**

Viewing: strictly by appointment through the agent



**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

Open fronted brick built storm porch with composite double glazed entrance door givea access to:

#### **Reception hallway**

Having tiled floor, radiator, upvc double glazed window to front, cloaks cupboard.

Door from reception hallway gives access to:

#### **Impressive re-fitted L shaped open plan kitchen/di**

25'11 max x 17;5 max

The kitchen area comprises: a range of bespoke eye level and base units with built-in cupboards and drawers, fitted Quartz worktops with inset ceramic Belfast style twin sinks with antique style mixer tap over, space for Range Master cooker, space for American style fridge freezer, integrated dishwasher, wall hung radiator, tiled floor, LED recessed spotlights to ceiling, upvc double glazed window overlooking the property's rear gardens. The dining/family area comprises: double glazed folding doors giving access to rear gardens, double glazed roof window, upvc double glazed window to front, radiator, tiled floor, wall hung radiator, LED recessed spotlights to ceiling.

Door from kitchen/diner/family room gives access to:

#### **Laundry room**

14'8 max reducing down to 10'10 x 7'10

Having fitted wooden worktop with base unit below and space for washing machine and tumble dryer, tiled floor, radiator, upvc double glazed window to rear, fitted wooden bench with storage cupboards to side, LED recessed spotlights to ceiling, PV door giving access to rear gardens and service door to double garage.

Door from laundry room gives access to:

#### **Cloakroom**

Having low flush WC, wash hand basin with mixer tap over and storage cupboards below, tiled floor, upvc double glazed window to rear.

Door from kitchen/diner/family room gives access to:

#### **Inner hallway**

Having upvc double glazed window to front glazed window looking into conservatory, large store cupboard.

Door from inner hallway gives access to:

#### **Lounge**

22'6 x 11'9

Having a range of upvc double glazed windows with pleasing aspect over the property's rear gardens and towards the River Severn, upvc double glazed door giving access to rear gardens, wood burning stove set to an exposed brick hearth with inset timber above, painted beams to ceiling, radiator.

Door from inner hallway gives access to:

#### **Conservatory**

13'5 max x 12'9 max

Having a range of sealed unit double glazed windows, sealed unit double glazed French doors giving access to side gardens, part sealed double glazed roof, tiled floor.

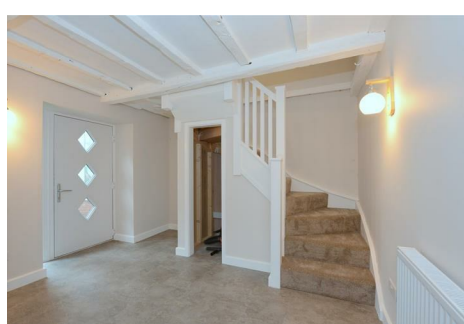
From inner hallway stairs rise to:

#### **First floor landing**

Having upvc double glazed windows.

Door then gives access to:





#### **Bedroom one**

22'2 x 11'10

Having three upvc double glazed windows (2 of which overlooks the property's rear gardens and offer a stunning aspect towards local farmland, countryside, the River Severn and beyond, radiator.

Door from bedroom one gives access to:

#### **Bespoke Jack and Jill en-suite bathroom**

11'11 x 10'9

Having a five piece suite comprising: large tiled walk-in shower cubicle with drench shower over and contemporary glazed shower screen to side, modern rolltop bath with mixer tap over and hand-held shower attachment off taps, low flush WC, vanity unit with his and hers wash hand basins and mixer taps over, upvc double glazed window to front, heated chrome style towel rail, tiled floor, part tiled to walls, LED recessed spotlights and extractor fan to ceiling, radiator and interconnecting door into bedroom two.

From reception hallway stairs rise to a further first floor landing having upvc double glazed window to front, store cupboard, loft access.

Doors from first floor landing then give access to: Three further bedrooms and luxury re-fitted family bathroom.

#### **Bedroom two**

17'6 x 11'5

Having two upvc double glazed windows one of which has a stunning aspect to the rear over local farmland, countryside, the River Severn and beyond, radiator interconnecting door to Jack and Jill en-suite bathroom.

#### **Bedroom three**

17'5 x 12'6

Having upvc double glazed window to front, radiator.

#### **Bedroom four**

17'7 x 9'4

Having upvc double glazed window to rear which offers a stunning aspect towards local farmland, countryside, the River Severn and beyond, radiator.

#### **Luxury re-fitted family bathroom**

Comprising: a modern four piece suite having modern free standing bath with mixer tap over and hand-held shower attachment off, large shower cubicle with mixer shower over and hand-held shower attachment off, WC with hidden cistern, modern wash hand basin set to vanity unit with mixer tap over, radiator, tiled floor, upvc double glazed window to rear, LED recessed spotlights to ceiling, heated towel rail.

#### **Two storey self contained one bedroom annex**

Composite double glazed entrance door gives access to:

#### **Living area**

16'8 max into staircase recess x 10'2 max

Having kitchenette with built-in cupboards and drawers, fitted wooden style worktops with inset two ring electric hob, sink with mixer tap over, tiled effect floor, radiator, upvc double glazed window to front, open fronted under-stairs storage cupboard.

Door to:

#### **Shower room**

Having walk-in shower cubicle with electric shower over, wash hand basin with mixer tap over, low flush WC, upvc double glazed window to side, LED recessed spotlights to ceiling, tiled effect flooring.

From living area stairs rise to:

**Bedroom**

17'1 max x 10'2

Having part sloping ceilings, two upvc double glazed windows, radiator, LED recessed spotlights to ceiling.

**Outside**

To the front of the property there is a substantial stoned driveway which provides off street parking for a number of vehicles, To the left hand side of the driveway there is a lawned garden with mature trees and bushes and the right hand side there is a further lawned garden area, wall mounted electric car charging point.

From the driveway access is then given to:

**Double garage**

22'2 x 17'9

Having electrically operated up and over door, fitted power and light, upvc double glazed window to rear, wall mounted LPG Worcester gas fired central heating boiler and pressurised water system to side.

Side access then leads to the property's :

**Large rear gardens**

Which comprises: paved patio area, lawned gardens, former brick built pig sty. The rear gardens are enclosed by mature hedging and has a pleasing aspect towards local farmland, countryside, the River Severn and beyond.

**Directions**

From Shrewsbury travel through Atcham past Attingham Park and then take the first right travelling towards Ironbridge. Continue on this road for approximately 1/2 a mile and turn right sign posted for Wroxeter, Eyton on Severn and the Wroxeter Hotel. Continue on this road for approximately 0.3 of a mile and the property will be found on the right hand side opposite the Wroxeter Hotel.

**Services**

Mains water, electricity, septic drainage and LPG gas are all understood to be available to the property. None of these services have been tested.

**Fibre broadband**

We have been informed by the vendor(s), that Fibre broadband is currently serviced in the location of the property and is due to be connected to Topsy Cottage Spring 2024. The advantage of Fibre broadband, is that it uses a network of fibre optic cables, that are capable of delivering high-speed data over long distances. This data travels down the fibre optic cables at the speed of light meaning you get a more reliable connection to the internet and faster download speeds.

**COUNCIL TAX BAND G**

**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.

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Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

