

Croft Cottage Mousecroft Lane, Off Longden Road,  
Shrewsbury, Shropshire, SY3 9DX

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



**£385,000**

Viewing: strictly by appointment  
through the agent



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An attractive, charming four bedroom detached cottage occupying a pleasing position with views from the first floor towards farmland and beyond. The property occupies a lovely semi rural position yet is within walking distance of local amenities, highly regarded schooling and is well place for easy to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, large store room, spacious lounge, separate dining room with feature eco friendly wood burning stove, kitchen, first floor landing, four bedroom, re-fitted bathroom, stone driveway providing off street parking, low maintenance front and rear gardens along with a good size lawn side garden, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Wooden entrance door gives access to:

**Entrance hallway**

Having tiled floor, UPVC double glazed window to front, radiator, dado rail, coving to ceiling.

Door from entrance hallway gives access to:

**Lounge**

21'1 x 11'8

Having wood effect flooring, UPVC double glazed French doors giving access to garden, two radiators, two UPVC double glazed window s to front, coving to ceiling.

Doorway from entrance hallway gives access to:

**Dining room**

15'2 max into staircase recess x 11'11

Having UPVC double glazed window to front, radiator, impressive feature wood burning stove set to an exposed brick hearth with timber inset above, exposed timbers to ceiling, radiator, tiled floor, under-stairs storage cupboard housing the Worcester gas fired central heating boiler.

Door from dining room gives access to:

**Kitchen**

12'1 x 8'0

Having eye level and base units with built-in cupboard and drawers, space for appliances, tiled splash surrounds, tiled floor, two UPVC double glazed windows, exposed timbers to ceiling, door giving access to rear of property, tiled splash surrounds, fitted worktops with inset circular sink with drainer to side and mixer tap over, radiator.

Door from entrance hallway gives access to:

**Store room**

8'6 x 4'5

Having tiled floor, fitted shelf.

Door from store room gives access to:

**Cloakroom**

Having low flush WC, wall mounted wash hand basin, radiator, tilde floor, radiator, UPVC double glazing window to rear.

From dining room stairs rise to:

**First floor landing**

Having two UPVC double glazed windows to rear.

Doors from first floor landing then give access to: Four bedrooms and re-fitted bathroom.

**Bedroom one**

11'10 x 11'8

Having two UPVC double glazed windows, radiator, loft access.

**Bedroom two**

9'2 x 8'10

Having UPVC double glazed window with pleasing aspect to front towards local farmland and beyond, radiator.

**Bedroom three**

8'10 x 8'3

Having UPVC double glazed window with pleasing aspect towards local farmland and beyond, radiator.

**Bedroom four**

12'7 max reducing down to 6'0 min x 7'4 max reduci

Having two UPVC double glazed windows with pleasing aspect towards local farmland and beyond, radiator, over-stairs storage cupboard.

**Re-fitted bathroom**

Having P shaped Jacuzzi style panel bath with electric shower cover and glazed shower screen to side, pedestal wash hand basin, low flush WC, tiled floor, tiled to walls, UPVC double glazed window to rear, radiator.

**Ouside**

To the front of the property there is a low maintenance paved area/ pathway giving access to front door with mature hedging screening the lane. To the left hand-side of the property there is a stone driveway providing ample off street parking.

From the driveway gated access leads to a low maintenance rear paved area/ further hard standing area. Access the given to the property's:

**Garden**

Having lawn garden, raised artificial garden area, timber garden shed, mature shrubs and tree. The gardens are enclosed.

**AGENTS NOTE**

The current vendors rent a piece of ground bordering the rear of the property. This arrangement could be passed over to the new vendors subject to the land owners agreement.

**Services**

Mains water, electricity, septic 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**

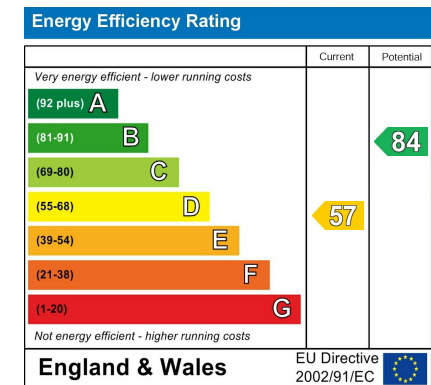
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

