

Birdwood Easthope, Much Wenlock, Shropshire, TF13 6DN

BERRIMAN
EATON

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In large gardens with great potential and countryside views, this generous two double bedroom cottage in this glorious rural setting stands on the outskirts of Much Wenlock and the village of Brockton with a Primary School. The property has a good floor area with potential for further extensions (subject to the necessary planning consent). NO UPWARD CHAIN.
Much Wenlock - 6 miles, Church Stretton - 8 miles, Shrewsbury - 17 miles, Bridgnorth - 10 miles, Ludlow - 18 miles, Telford train station - 16 miles.
(All distances are approximate).

LOCATION

Easthope is a small rural village with a Church on the southern side of Wenlock Edge and a short walk to the village of Brockton having a primary school and nursery. The area is particularly known for it's abundance of countryside walks and outdoor activities lying between Wenlock Edge and the Clee Hills. The pretty market town of Much Wenlock provides all day to day needs including shopping, tearooms, doctors, dentist, weekly markets and schooling for all ages. Further afield are Independent schools including Wrekin, Prestfelde, Shrewsbury School and Shrewsbury High School. Other towns such as Bridgnorth, Ludlow and Shrewsbury are within an easy drive.

ACCOMMODATION

Recently modernised and re-decorated, the cottage comprises: a small entrance hall with stairs off to the first floor and door opening into the lounge enjoying a bay window to the front and an exposed brick chimney breast with log burner. An understairs cupboard provides good storage. A door opens through into the dining/sitting room, featuring an exposed brick fireplace and two adjoining stores/pantry. The kitchen is fitted with matching cupboards, work tops over, sink unit and the provision for a cooker and washing machine. Window and door to the side.

To the first floor there are two double bedrooms, both enjoying rural views and a spacious bathroom comprising a bath, separate shower, WC, hand basin and airing cupboard.

OUTSIDE

The cottage is set back from the lane, fronted by a lawned foregarden and enjoying open views to the front. A driveway runs alongside the property, leading to a generous parking area and additional lawned gardens that extend to the rear. These gardens back onto neighbouring farmland, offering a pleasant open rural outlook.

Adjoining the cottage is a brick-built store that houses the oil-fired central heating boiler, with an additional brick store located within the garden.

SERVICES

We are advised by our client that mains water, electricity are connected. Oil fired central heating and private drainage via a shared septic tank Verification should be obtained by your surveyor.

FIXTURES AND FITTINGS

By separate negotiation.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX

Council Tax Band: C.
Shropshire Council.

VIEWING ARRANGEMENTS

Strictly by appointment. Contact the BRIDGNORTH OFFICE.

POSSESSION

Vacant possession will be given on completion.

DIRECTIONS

From Bridgnorth, take the A458 towards Shrewsbury. On entering Morville take a left onto the B4368 signposted Craven Arms/Ludlow. Continue on the B4368 through Monkhopton. Upon entering Weston take a right turn signposted Brockton/Much Wenlock. Upon entering the village of Brockton, at the crossroads continue straight over, signposted Easthope. Continue to follow the lane along for approximately 1 mile where the property can be found along on the right hand side identified by our for sale board.

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tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
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Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Asking Price
£340,000

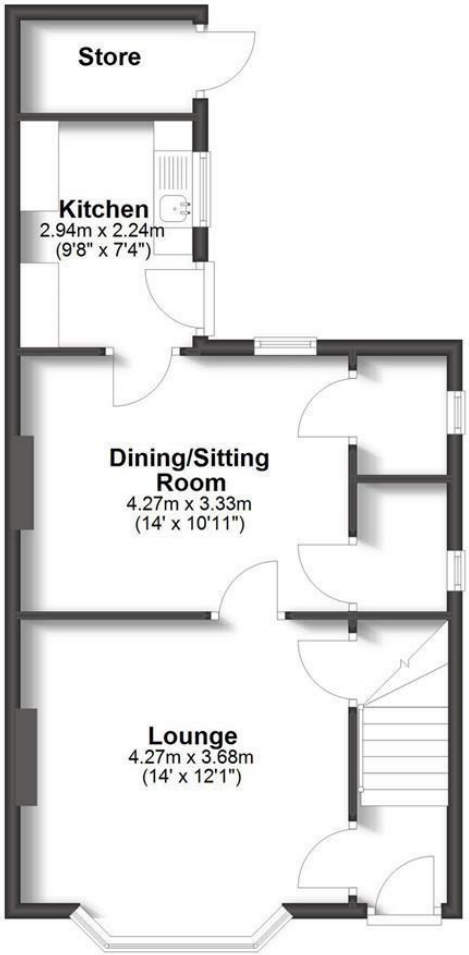
EPC: E

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

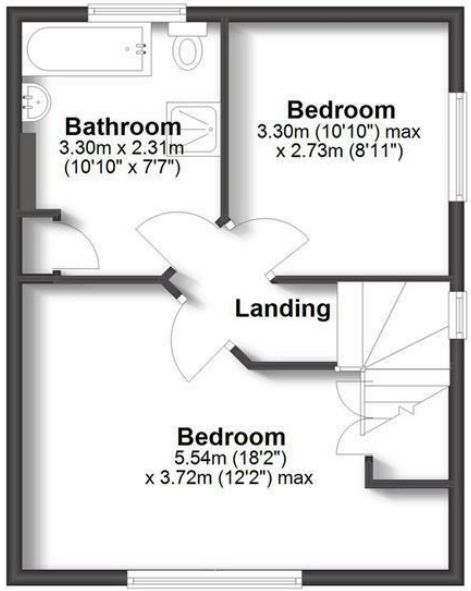





BIRDWOOD
EASTHOPE, MUCH WENLOCK



Ground Floor



First Floor

HOUSE:	86.0sq.m.	925.6sq.ft.
STORE:	2.7sq.m.	29.2sq.ft.
TOTAL:	**88.7sq.m.**	**954.8sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE







