



SAMUEL WOOD

Garden Cottage, Worthen, Shrewsbury, Shropshire, SY5 9HW

Offers In The Region Of £399,950



Garden Cottage, Worthen

Shrewsbury, Shropshire, SY5 9HW



- 4-Bedroom House in Desirable Worthen Village
- 1,481 sq ft of Flexible Family Accommodation
- Well-Appointed Kitchen with Utility Room
- Separate First-Floor Study/Home Office Area
- Landscaped Gardens with Lovely Rural Views
- Ground-Floor 4th Bedroom/Reception Room
- Spacious Living Room & Separate Dining Room
- Principal Bedroom with Modern En Suite
- Driveway Parking for Three Cars & Integral Garage
- Solar Panels & Hive Heating | EPC Rating D

A well-presented four-bedroom house offering 1,481 sq ft of versatile family accommodation, set within the desirable village of Worthen and enjoying lovely open rural views to the rear. Thoughtfully updated and fully repainted throughout, the property provides a bright and contemporary home with a particularly flexible layout. Arranged over two floors, the accommodation offers four bedrooms, two bathrooms, multiple reception spaces and useful areas for working from home, making it well suited to modern family life. The property has also benefited from a number of improvements, including new windows and doors and a modern heating system. Solar panels and Hive-controlled heating provide additional modern convenience and energy-efficiency features. Located in the heart of Worthen, the property is well placed for the amenities of this popular village, including a village shop, pub, church and primary school. The historic town of Shrewsbury is approximately 10 miles away, providing a wider range of shopping, leisure, schooling and transport facilities.

The ground floor provides a practical and spacious arrangement, with a generous 17'3" x 12'0" living room providing an excellent main reception space. A separate dining room offers a dedicated area for family meals and entertaining, while the well-appointed kitchen is complemented by a useful utility room. Also on the ground floor is Bedroom Four/Reception Room, a particularly versatile space that can be used as a genuine fourth bedroom, home office, playroom, guest accommodation or additional reception room depending on individual requirements. A ground-floor WC and internal access to the integral garage add further practicality.

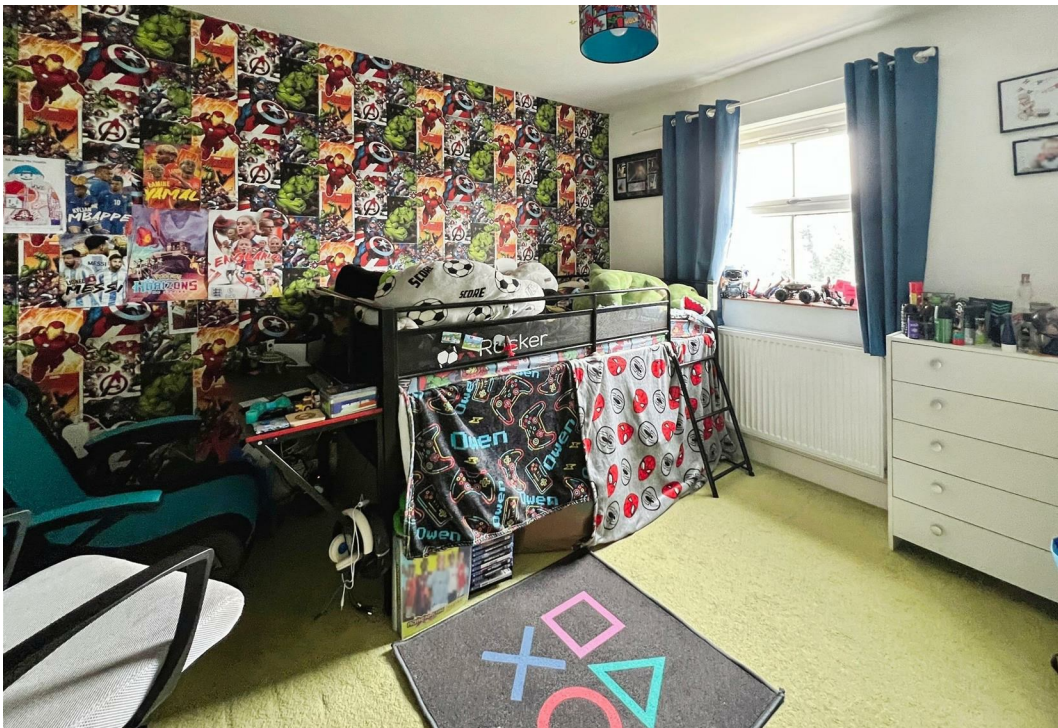
Upstairs are three well-proportioned bedrooms, including a generous principal bedroom with a modern en-suite. The remaining bedrooms are served by a contemporary family bathroom. A further highlight of the first floor is the separate study area, providing an ideal dedicated home-working space away from the main living accommodation. This offers useful flexibility for those working remotely, studying or simply requiring additional workspace.

Outside, the property benefits from landscaped gardens to the front and rear, designed to provide attractive and manageable outdoor space. The rear garden enjoys a pleasant outlook across the surrounding countryside, creating a peaceful setting in which to relax or entertain.

To the front, a generous driveway provides off-road parking for up to three vehicles, together with access to the integral garage. The combination of driveway, garage and utility space provides excellent practical storage and parking provision.

Offering four bedrooms, generous and adaptable living space, a dedicated study area, excellent parking, an integral garage, landscaped gardens and attractive rural views, this is a versatile family home with plenty to offer in a desirable village setting.







Directions

What3words: ///results.connected.deserved

Services: We understand that the property has LPG gas, mains electricity, mains water and mains drainage. Solar Panels - leasehold, details to follow.

Broadband Speed: Basic 16 Mbps & Superfast 80 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

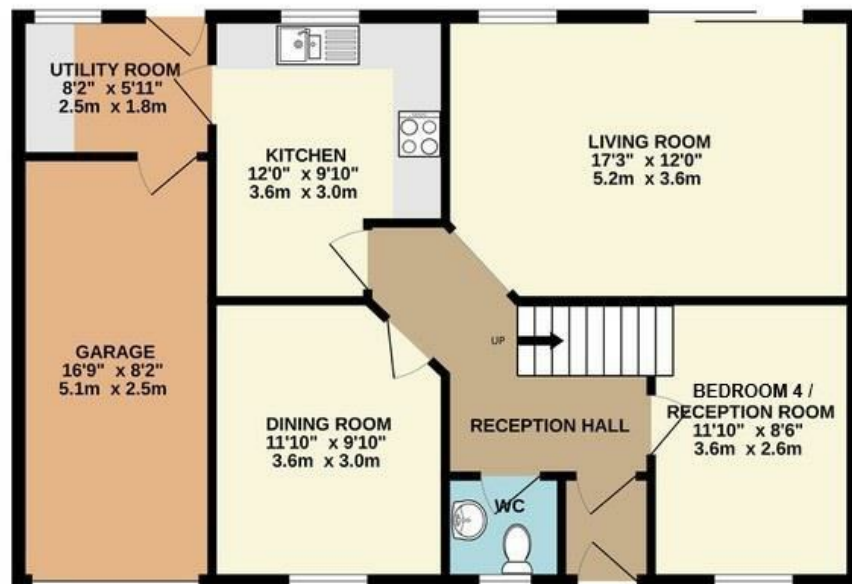
These details are awaiting final approval and may be subject to some changes.



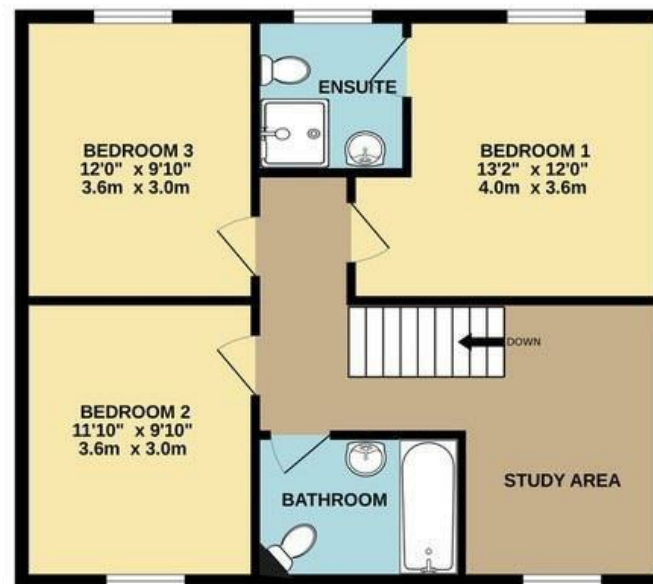


Floor Plans

GROUND FLOOR
838 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1481 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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