





Maplestone Worthen, Shrewsbury, Shropshire, SY5 9HN
Offers In The Region Of £575,000

An impressive and attractively designed four bedroom family house with spacious and well planned accommodation in a beautiful countryside location. The accommodation briefly comprises of reception hall with cloakroom, home office, dual aspect living room with doors to garden, fabulous generously proportioned and exceptionally well-equipped kitchen diner, utility room, spacious landing, principal bedroom with en suite shower room, family bathroom with shower and three further double bedrooms. The property has the benefit of double glazing, air source heat pump, large driveway, detached double garage with overhead storage space and enclosed rear garden. Viewing is highly recommended to take in all the finer details of this beautiful home.





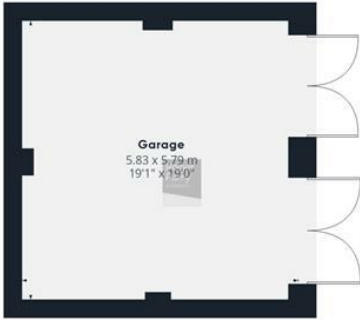
Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area⁽¹⁾

243.6 m²
2622 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Worthen is a popular rural village in western Shropshire, approximately 12 miles west of Shrewsbury. Surrounded by attractive countryside, the village benefits from a range of local amenities including a shop, public house, primary school, church, and village hall, while offering easy access to the wider facilities of Shrewsbury and the beautiful Shropshire Hills and national Landscape.

Reception Hall

Impressive hallway comprising of tiled flooring with under floor heating, feature staircase leading to the spacious landing, doors to the kitchen/dining room, cloakroom, living room and home office.

Cloakroom

Fitted with low flush Wc and wash hand basin, tiled flooring with under floor heating.

Living Room

With a beautiful dual aspect, French doors to rear gardens and window to front. Tiled flooring with underfloor heating, feature brick fire surround with oak mantle housing log burner.

Kitchen Diner

Fitted with a stunning kitchen, giving an excellent range of store cupboards and drawers, large island with breakfast bar seating space, electric hob with storage beneath, double eye level ovens, intergated fridge freezer and dishwasher, quality granite worktops with a Belfast style sink and mixer taps. Tiled flooring with under floor heating, window and French doors to rear garden, inset ceiling lights.

Utility

Fitted with base store cupboards with worktops over, space and plumbing for a washing machine, space for a dryer and fridge. Door to side, tiled flooring with under floor heating.

Home Office

With window to front and tiled flooring with under floor heating.

From entrance hall feature staircase leads to spacious first floor landing, access to loft space, window to front, doors to rooms, radiator, built-in storage cupboard.

Principal Bedroom

With window to rear providing delightful open views, radiator.

En suite shower room

Fitted with a luxury suite comprising of W.C, wash hand basin set into vanity unit and walk in shower unit with twin head shower, extractor fan, heated towel rail, window to rear, tiled surround to walls and flooring.

Bedroom Two

With window to rear providing delightful open views, radiator.

Bedroom Three

With window to front providing delightful open views, radiator.

Bedroom Four

With window to front providing delightful open views, radiator.

Family Bathroom

Fitted with panelled bath, low flush W.C with wash hand basin set into vanity unit, walk in shower unit with twin head shower, extractor fan, heated towel rail, double glazed window, tiled flooring and partly wall tiled.

Outside

To the front of the property double wooden gates lead into a generous gravelled driveway provides ample parking for several vehicles and leads to a detached double garage.

The rear garden is predominantly laid to lawn and enjoys stunning far reaching countryside views. Two paved patio's provides an excellent space for outdoor seating and entertaining, along with a built in firepit. Air source heat pump is located to the side of the property, along with raised vegetable patches and log store.

General Notes

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water are connected. Drainage supply is private and their is air source heating. We understand the Broadband Download Speed is: Basic 15 Mbps & Superfast 80 Mbps. Mobile Service: Good outdoors. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquires.

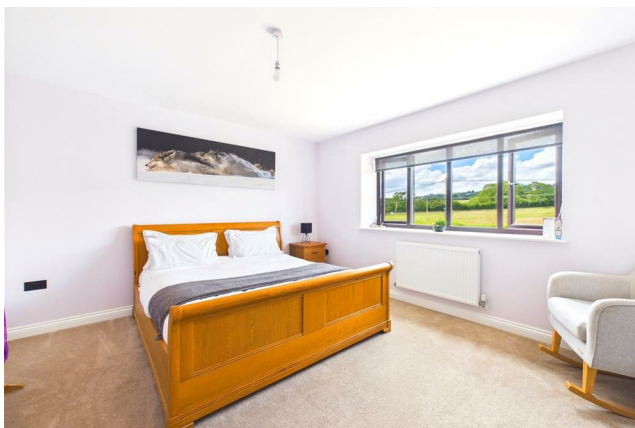
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers 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.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



General Services:

Local Authority: Shropshire Council

Council Tax Band: F

EPC Rating: B

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

**Roger
Parry
& Partners**



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.