



FOLLWELLS

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Smithy House, Wistanswick - TF9 2BB
£270,000

- Traditional Semi Detached Cottage
- Occupying Large Garden Plot
- Spacious Dining Kitchen
- Ground Floor Bathroom
- Three Bedrooms & WC to First Floor
- Picturesque Rural Location
- No Upward Chain

A pretty and traditional, three bedroom semi detached cottage occupying a large garden plot in the centre of the pretty village of Wistanswick. The large plot provides mature gardens as well as extensive off road parking and a single garage of brick and tile construction.

The house is entered to the side via an entrance porch with ½ glazed upvc door and access to the ground floor bathroom and separate WC. To the front of the house is a good size dining kitchen fitted with a comprehensive range of wall and base units along with a Rayburn stove (not currently in use) and a wall mounted gas-fired combi boiler. Under the stairs is a useful storage pantry. The ground floor accommodation is completed with a cosy sitting room looking out to the front garden.





To the first floor is the principle bedroom which is a good double along with two further bedrooms and an additional WC. Outside the house is approached over a driveway providing ample parking and turning space. The gardens lie predominantly to the front and side of the house being mainly laid to lawn. A fully enclosed and paved area stretches around the rear of the house, ideal as a secure dog enclosure.

The small hamlet of Wistanswick provides a friendly community with The Red Lion pub at the centre. It is located just a short distance of the A41 between the towns of Market Drayton and Newport both of which offer a good selection of amenities including specialist and High Street stores as well as supermarkets, bars and restaurants. For lovers of The Great Outdoors, the property is surrounded by some of the prettiest countryside in North Shropshire.

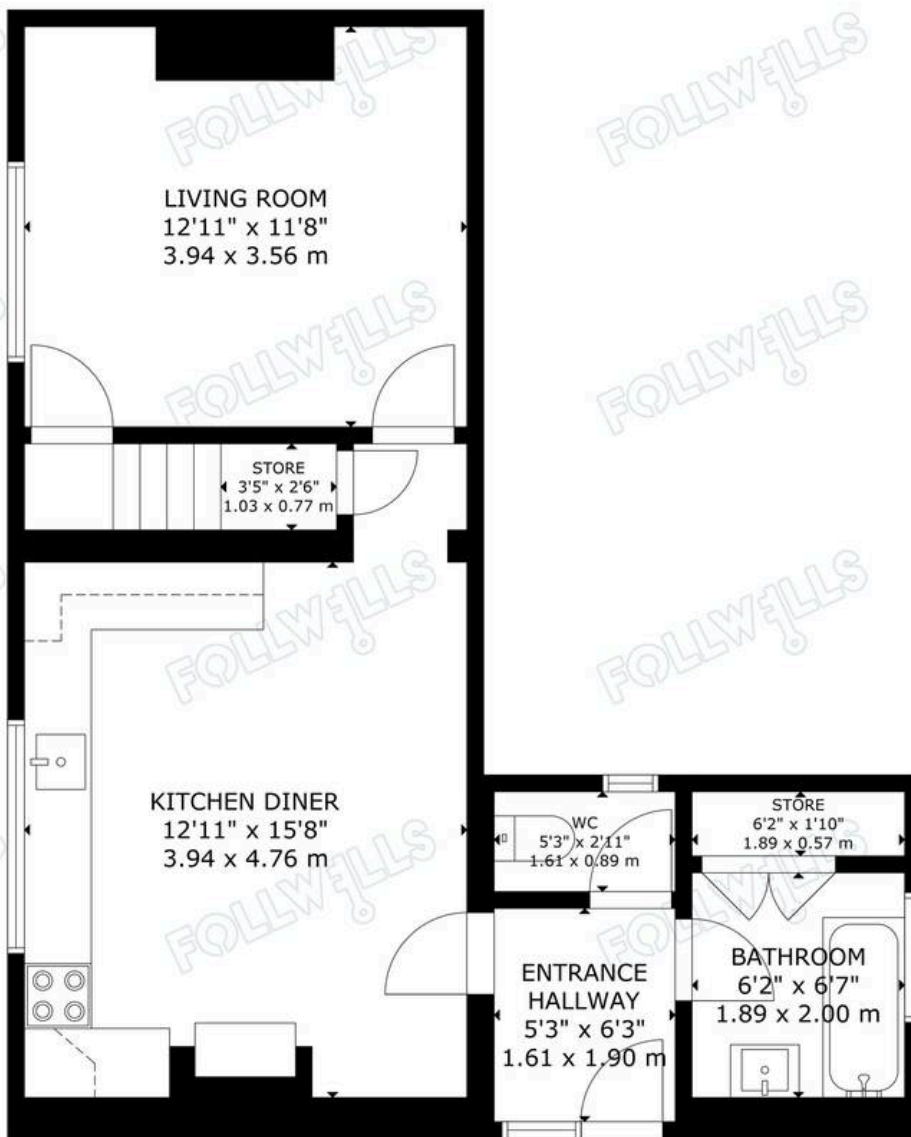
The property is offered with no upward chain.

Council Tax band: D

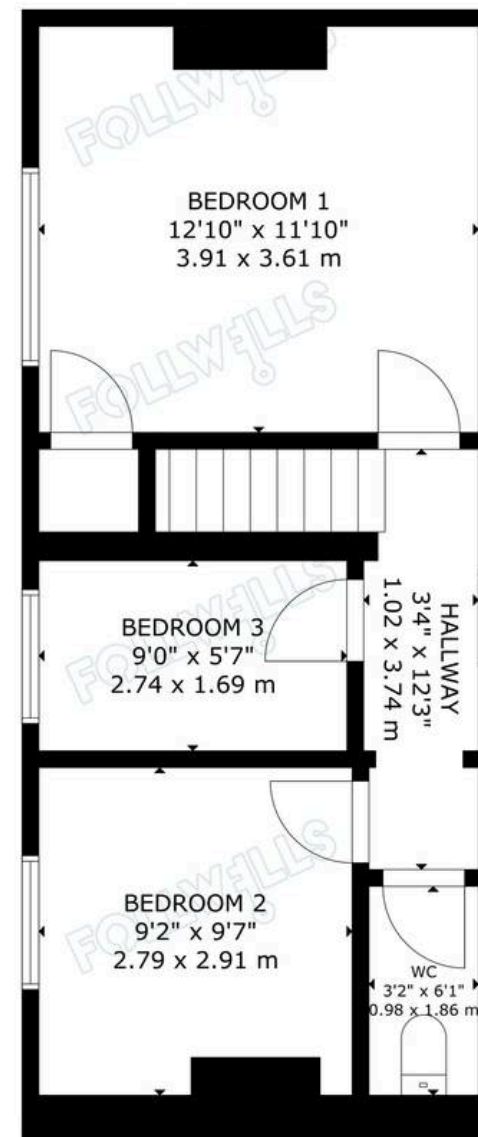
Tenure: Freehold

EPC Energy Efficiency Rating: E





GROUND FLOOR



FIRST FLOOR