



SAMUEL WOOD

11 The Mallows, Walcot, Shropshire, TF6 5EN  
Offers In The Region Of £389,950



# || The Mallows

Walcot, Shropshire, TF6 5EN



- Charming Semi-Detached Cottage
- Living Room with Beams and Log Burner
- Stylish Kitchen
- First Floor En-Suite & Dressing Room
- No Upward Chain
- Semi-Rural Location
- Separate Dining Room & Conservatory
- Ground Floor Bathroom
- Traditional Mature Gardens
- EPC Rating E

REDUCED FOR A QUICK SALE Occupying a pleasing semi-rural position, equidistance from the county town of Shrewsbury and commuting of Telford, this charming extended semi-detached cottage provides spacious interior and sits within an attractive 0.3 Acre and traditional garden. Viewing is recommended of this enchanting cottage to appreciate the full essence of its charm.

The property provides an atmospheric living room complete with a wood burner, a separate dining room awaits - perfect for gatherings together with a conservatory, kitchen and the convenience of a ground floor bathroom.

Ascending the stairs to the landing which leads to the three good sized bedrooms, each with its unique charm - one of these bedrooms boasts an en-suite dressing room and another has an en-suite shower room.

Outside, the delightful gardens provide an idyllic backdrop - perfect for child's play or 'al fresco' socialising with friends and family. To the front there is a driveway and double-width timber framed car port.

Designs have been prepared by our current vendors to create an stunning, versatile property to include the side barn, all forming a kitchen with bi-fold doors opening to the gardens and terrace, 3/4 bedrooms, 2/3 reception rooms, a garden room and a garden cabin (subject to the necessary planning consents). Please contact our office for further details.



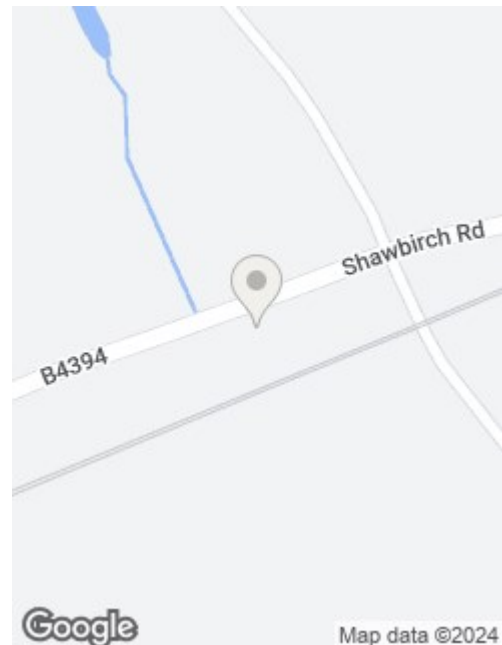




### 5.3 Proposed Exterior view



Invention Architecture Ltd © (The Malvern) 1220 Work Stage 11



### Directions

From Emstrey roundabout in Shrewsbury take the B4380 for approx 2.5 miles, passing the Mytton and Mermaid Hotel and Attingham Park, proceed onto the B5061 and continue for approx 0.7 miles. Take a left turn signposted Alscott and Walcot (B4394) and continue on this road for approx 2 miles where the property can be found on the right-hand side.

Services: We understand that the property has oil heating, mains electricity, mains water and private drainage (septic tank).

Broadband Speed: Basic 9 Mbps & Superfast 80 Mbps

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: C

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.



For Sale  
SAMUEL WOODS





**Approximate total area<sup>(1)</sup>**  
1018.03 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk