

# 11 The Mallows, Walcot TF6 5EN



£ 3 8 9, 9 5 0      r e g i o n

This traditional semi rural cottage is located between Shrewsbury and Telford and sits within an attractive garden of approximately 1/3 acre.

The spacious accommodation includes a good sized living room with wood burner, adjacent dining room, garden room, kitchen and a ground floor bathroom. The first floor features three bedrooms, one with its own dressing room and another with en-suite shower. Externally the delightful south facing gardens provide a very pretty backdrop with a selection of mature trees, and the brick and timber barn provides useful storage.

To the front of the property is a gravelled driveway and twin timber framed carport. There is local schooling at nearby Allscott, as well as a popular public house/restaurant and the area offers excellent access to the national road network.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



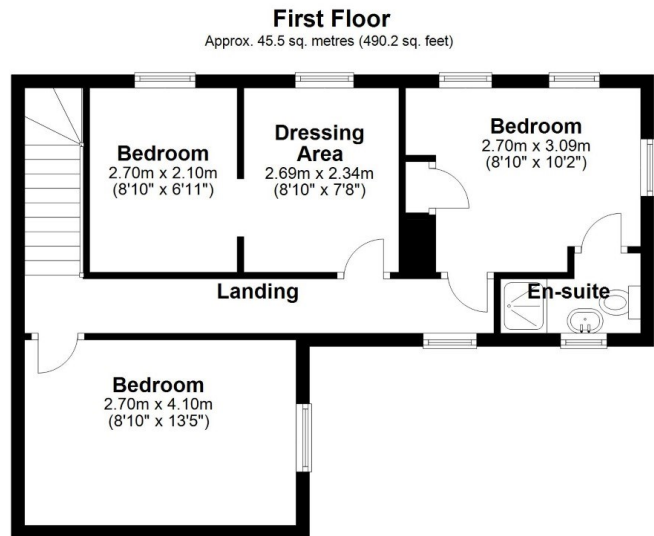
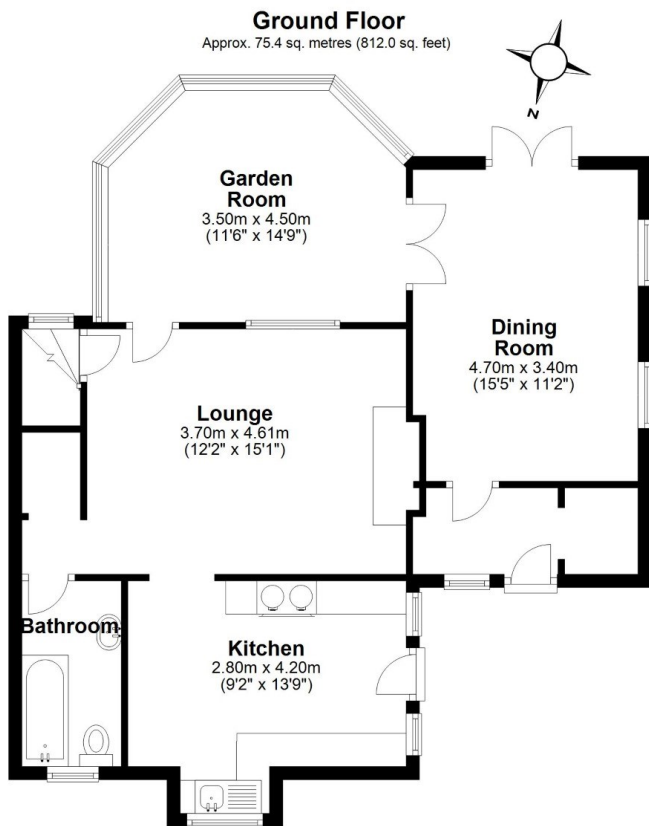












Total area: approx. 121.0 sq. metres (1302.1 sq. feet)

**11 The Mallows**

**Tenure** Freehold **Council tax** Band C

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 27th October 2023