



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**1 The Prill, Nesscliffe, Shrewsbury, SY4 1DD**

**Offers in the Region of  
£289,000**

To view this property please call us on **01743 236 800** Ref: C7762/WM/lrd

A well appointed, three bedroom, semi-detached family house, set on a large plot in a countryside location.

This well appointed, semi-detached family home briefly comprises: kitchen/dining room, living room, garden room, bedroom and family bathroom to the ground floor, and two further bedrooms to the first floor. Outside the property there is a large sandstone store room (with potential for development), driveway, expansive parking, a good sized rear garden, and stunning open, countryside views. Oil-fired central heating and septic tank drainage (shared with neighbouring property).

The property is well placed in the village of Nesscliffe, a small village nestled between the towns of Shrewsbury and Oswestry, with good amenities including petrol station, village store, and primary school. The surrounding countryside is well known for its beautiful walks and scenery.



## FLOOR PLANS



Total area: approx. 1163.1 sq. feet  
Illustration For Identification Purposes Only, Not To Scale.  
Plan produced using PlanUp.

## INSIDE THE PROPERTY

### KITCHEN/DINING ROOM

11'2" x 16'2" (3.40m x 4.92m)

Windows to the side and rear

Kitchen fitted with a range of matching wall and base units

### LIVING ROOM

12'1" x 13'1" (3.69m x 3.98m)

Fireplace with working coal fire

Sliding doors out to the rear garden

### GARDEN ROOM

Window to the side

Double doors

### BEDROOM 3

12'1" x 10'3" (3.69m x 3.13m)

Window to the front

Fireplace

### BATHROOM

Window to the side

Panelled bath

Pedestal wash hand basin

WC

### SEPARATE WC

STAIRCASE rises to FIRST FLOOR LANDING

### BEDROOM 1

12'1" x 13'1" (3.69m x 4.00m)

Window to the back

Double door storage cupboard

### BEDROOM 2

12'1" x 10'3" (3.69m x 3.12m)

Windows to the side and front

Storage cupboard

## OUTSIDE THE PROPERTY

### SEPARATE STORE ROOM

Window to the front

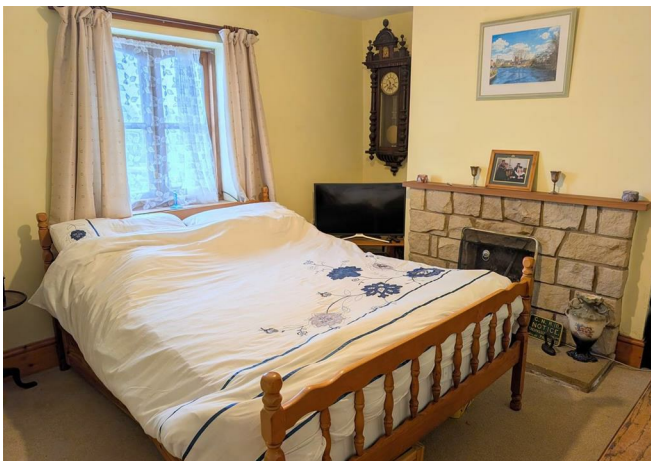
Double door access

(potential for development subject to permissions)

The property is set back from the road by a low brick wall and wooden picket fencing, to a driveway with ample parking.

To the rear, there is a large enclosed garden, predominantly laid to lawn, with open views of the surrounding countryside.

At the bottom of the garden, there is a telephone exchange substation (currently used for storage).



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A5 Holyhead Road and on reaching the Felton Butler roundabout at the start of the dual carriageway, take the 3rd exit to Nesscliffe. Continue into the village, passing the petrol station and new development and the property will be found on the right hand side, just after Well Lane.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water and electricity are connected. Oil-fired central heating and septic tank drainage.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: C

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced.

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The UK's number one property website

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Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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