



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Emstrey Cottage, London Road, Shrewsbury, SY2 6PS**

**£480,000 Region**

To view this property please call us on **01743 236 800** Ref: T7107/SL/AT

# A superior, individually designed and constructed 4/5 bedroom detached bungalow residence.

The property is well maintained and presented to an exacting standard throughout, and provides well planned and well proportioned accommodation with rooms of pleasing dimensions. The property benefits from gas fired central heating and double glazing.

The property occupies a fringe of town location and is well placed within reach of excellent amenities, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass, allowing easy access on to the M54 motorway link.



## INSIDE THE PROPERTY

### ENTRANCE PORCH

### SPACIOUS ENTRANCE HALL

### CLOAKROOM

Wash hand basin, WC

### LOUNGE

14'0" x 18'2" (4.27m x 5.54m)

A pleasant room with Inglenook style fireplace with inset wood burning stove

Window overlooking the garden and the reception area to the front

### KITCHEN/DINING/FAMILY ROOM

14'2" x 25'11" (4.32m x 7.90m)

Well appointed and fitted with a range of matching modern units with granite working surfaces and upstands and a comprehensive range of integrated appliances

From the family room, glazed double doors open onto and overlook the rear garden

### UTILITY

8'3" x 8'0" (2.52m x 2.45m)

With working surface, space and plumbing for washing machine etc

Boiler providing the central heating and hot water

### STUDY/BEDROOM 5

7'1" x 7'5" (2.16m x 2.26m)

### MAIN BEDROOM

12'7" x 14'9" (3.83m x 4.50m)

### WALK IN WARDROBE

### EN-SUITE SHOWER ROOM

Large walk in shower cubicle with glazed shower screen

Wash hand basin and WC

### BEDROOM 2

13'0" x 11'11" (3.96m x 3.63m)

### BEDROOM 3

8'10" x 10'11" (2.69m x 3.33m)

### BEDROOM 4

13'0" x 9'3" (3.96m x 2.82m)

## FAMILY BATHROOM

With panelled bath

Pedestal hand basin and WC

## OUTSIDE THE PROPERTY

### GARAGE

Up and over door, and personal door to rear garden

The property is approached through double wrought iron gates and is divided and screened from the road by a neatly kept and established hedge. There is a generous forecourt which provides ample parking and turning space for guest cars which serves the garage and reception area. In addition to the forecourt there is a further area of garden which is laid to lawn with well stocked shrubbery borders and a gateway allowing access to the enclosed rear garden.

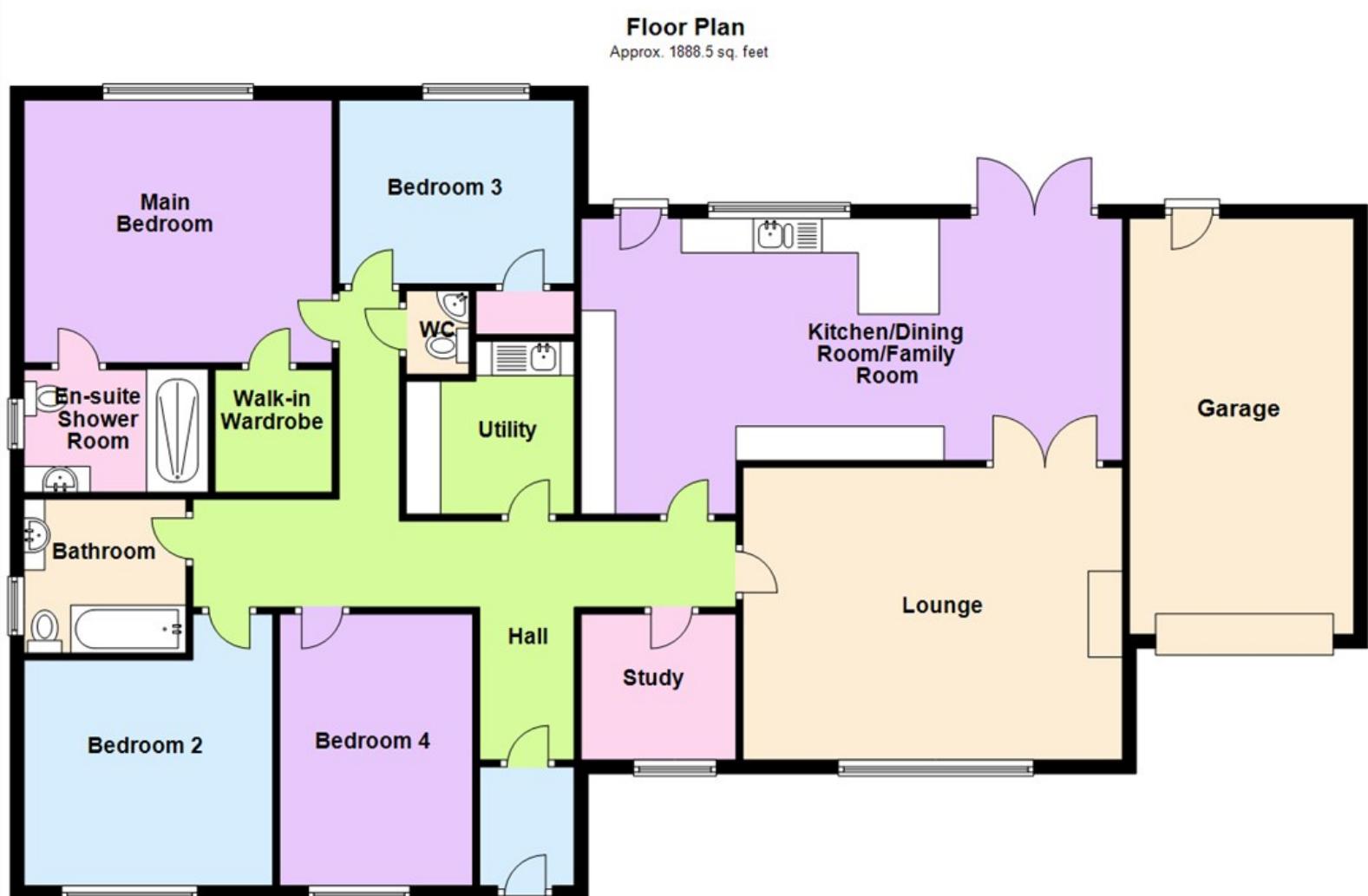
The rear garden is laid to lawn with an extensive paved patio, floral and shrubbery borders. The whole enclosed on all sides by closely boarded wooden fencing, and to the rear overlooks over the ornamental memorial rose garden which is also intercepted by a variety of mature trees.







## FLOOR PLANS ...



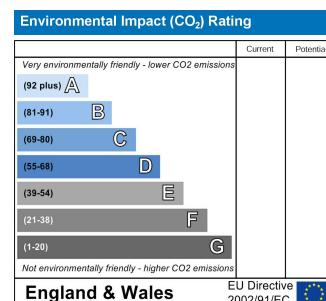
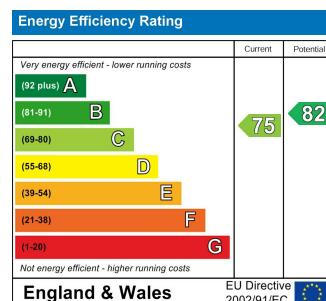
Total area: approx. 1888.5 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, over the English bridge, onto Abbey Foregate, continue the full length to the column island and take the second exit into London road. The property will eventually be found on the left hand side.

# HOW ENERGY EFFICIENT IS THIS PROPERTY?



## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

## 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

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

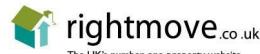
## IMPORTANT NOTICE

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.

## DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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The UK's number one property website

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Shrewsbury SY1 1QJ  
Tel: 01743 236800

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



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**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones