



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

South View, Wattlesborough, Halfway House SY5 9EA

£475,000 Region

To view this property please call us on **01743 236 800** Ref: C7141/GM/MU

A stunning, extremely well appointed and spacious, 4 bedroomed detached house.

This stunning, extremely well appointed, 4 bedroomed detached house, is currently under construction, but has been built to a very high specification and affords the following accommodation : Entrance hall with solid oak glass staircase, cloakroom/wc, open plan kitchen/dining room, lounge, study, utility room, master bedroom with dressing room and en suite shower room, 3 further double bedrooms and a family bathroom. Good sized rear garden with a stunning open aspect. Ample parking and a garage. The property also benefits from LPG gas-fired central heating with underfloor heating throughout the ground floor, solar panels for the hot water and double glazing.

This property is pleasantly situated in the small hamlet of Wattlesborough which is approx. 10 miles west of Shrewsbury, the village amenities include a shop, public house, village hall with village green and there is also a doctor's surgery approx. 3 miles away in the village of Westbury. The property is well placed within easy access of Welshpool and mid Wales as well as the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

With wood effect flooring.

CLOAKROOM/WC

Modern white suite comprising low flush wc
Wash hand basin.
Wood effect flooring
Window to the front.

KITCHEN/DINING ROOM

16'10" x 22'9" (5.13m x 6.93m)

A large and spacious room with a range of matching kitchen units with oak worktops over and a range of integrated appliances including a 5 ring induction hob with extractor hood over, double oven, wine cooler and full hight fridge and freezer

Central island/breakfast bar with oak worktop over
Windows to the side and rear overlooking the garden and countryside beyond.

French doors leading out to rear patio area

Tile effect flooring

Double oak doors opening into :

LOUNGE

16'10" x 16'2" (5.13m x 4.92m)

French doors leading out to rear patio area.

STUDY

7'3" x 13'6" (2.22m x 4.11m)

Window to the front.

UTILITY

7'3" x 13'7" (2.22m x 4.14m)

Fitted with a range of matching units with oak worktops over and tiled splash with space and plumbing for white goods

Wall mounted gas-fired central heating boiler

Window to the front.

Tile effect flooring.

A stunning oak and glass STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING with a large window to the front. Access to loft. Built in store cupboard.

MASTER BEDROOM

11'1" x 14'2" (3.37m x 4.32m)

Window to the front with views over open countryside

Opening to :

DRESSING ROOM

5'9" x 6'7" (1.74m x 2.01m)

EN SUITE SHOWER ROOM

Fitted with a modern white suite comprising corner shower cubicle

Low flush wc

Pedestal wash hand basin

Wall mounted heated towel rail

BEDROOM 2

13'6" x 13'6" (4.12m x 4.11m)

Window to the rear overlooking the garden with stunning views over open countryside.

BEDROOM 3

10'7" x 13'6" (3.23m x 4.11m)

Window to the front.

BEDROOM 4

9'8" x 10'11" (2.95m x 3.33m)

Window to the rear overlooking the garden and countryside beyond.

BATHROOM

Fitted with a modern white suite comprising panelled bath

Tiled shower cubicle

Low flush wc

Wash hand basin

Wall mounted heated towel rail.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a large driveway which will be finished with gravel and provides ample parking and turning space with paved pedestrian access to the formal reception area.

DETACHED GARAGE

To the rear of the property is a good sized GARDEN with a paved patio area and large lawned area, with an open aspect over adjoining countryside.



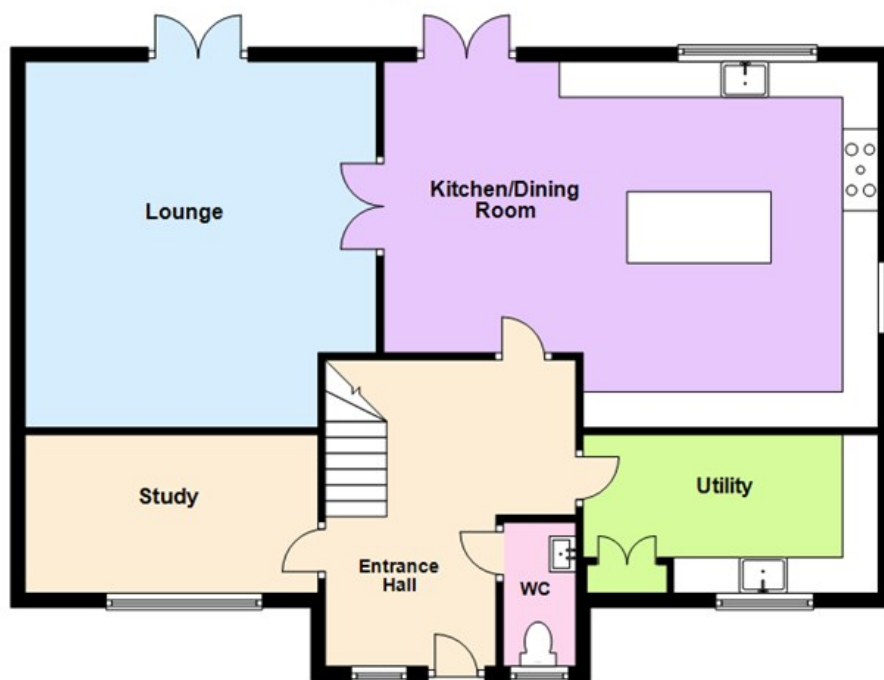




FLOOR PLANS ...

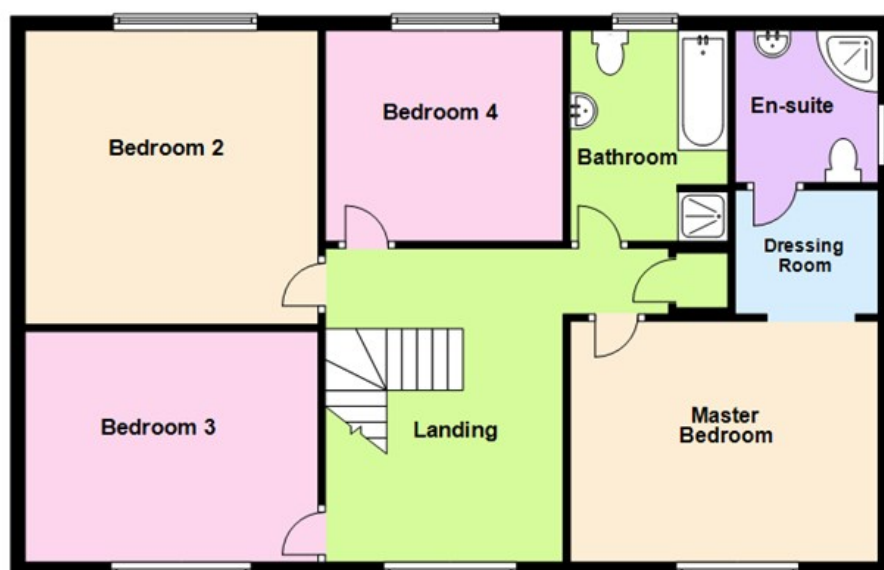
Ground Floor

Approx. 997.0 sq. feet



First Floor

Approx. 958.3 sq. feet



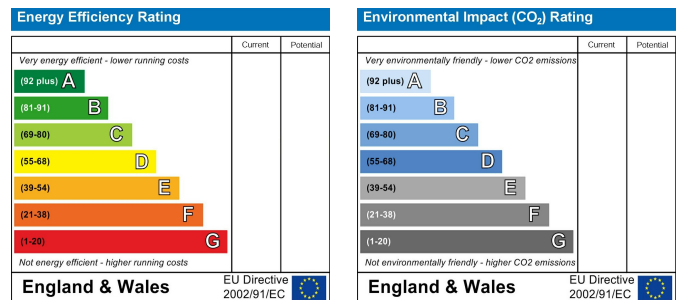
Total area: approx. 1955.3 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A458 Welshpool Road, through the village of Ford, passing Rowton Castle and the Windmill Public House. On entering the village of Wattlesborough proceed past Teggs Farm Caravan storage where shortly afterwards the property will be found on the left hand side, opposite the church.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage are connected. LPG gas-fired central heating.

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.

FIND OUR PROPERTIES ON:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

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