



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**3 Brookside Close, Worthen, Shrewsbury, SY5 9HP**

**Offers in the Region of  
£180,000**

To view this property please call us on **01743 236 800** Ref: C7745/WM/KQ



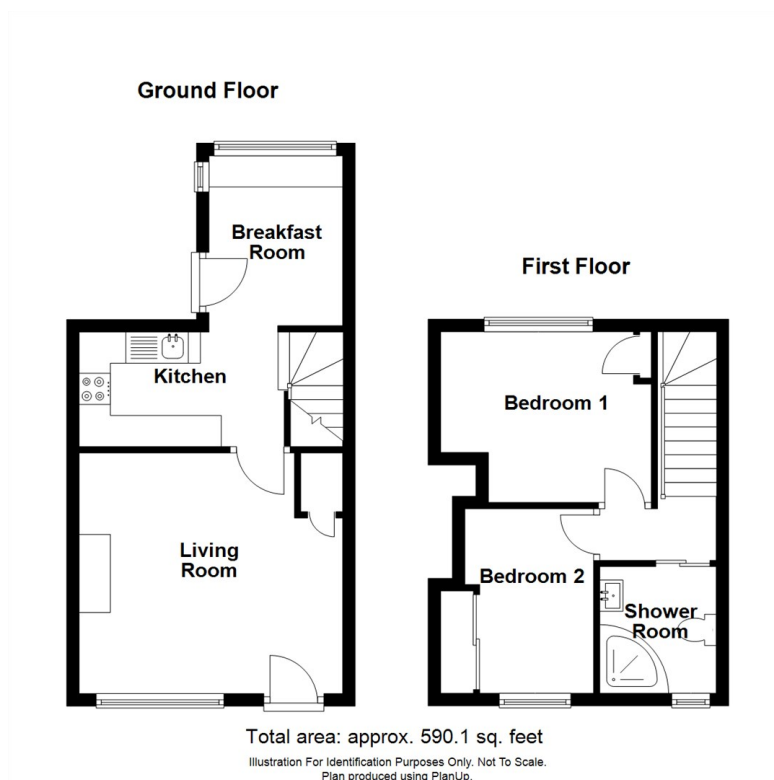
# A newly renovated two bedroom terraced house.

This two bedroom terraced house has been recently renovated to provide well planned accommodation briefly comprising; living room, kitchen, breakfast room, two bedrooms and shower room. There is a neatly kept rear garden enjoying open countryside views. Driveway providing parking for 2 cars. The property benefits from oil fired central heating.

Worthen is a quiet village, nestling in Shropshire, which has recently won the best kept village award (2024), boasting a wide range of craft clubs and activities and a bustling village hall, there is a local medical centre, primary school, pre-school and a bus service to the secondary school at Pontesbury. The adjoining village of Brockton has a refurbished village public house.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### LIVING ROOM

12'8" x 13'10" (3.85m x 4.22m)

Wood burning stove

Wood flooring

Understairs store cupboard

Window to the front

### KITCHEN

6'0" x 10'9" (1.84m x 3.28m)

Newly fitted with a range of matching wall and base units

Access to:

### BREAKFAST ROOM

8'11" x 7'0" (2.72m x 2.14m)

Range of matching wall and base units

Door to rear garden

STAIRCASE rising from the kitchen to FIRST FLOOR LANDING

### BEDROOM 1

8'11" x 11'1" (2.73m x 3.37m)

Window to the rear enjoying open countryside views

### BEDROOM 2

9'9" x 8'0" (2.96m x 2.45m)

Built in wardrobe s

Window to the front

### SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

## OUTSIDE THE PROPERTY

The property is approached over a gravelled driveway providing parking for two cars with hedging to both sides.

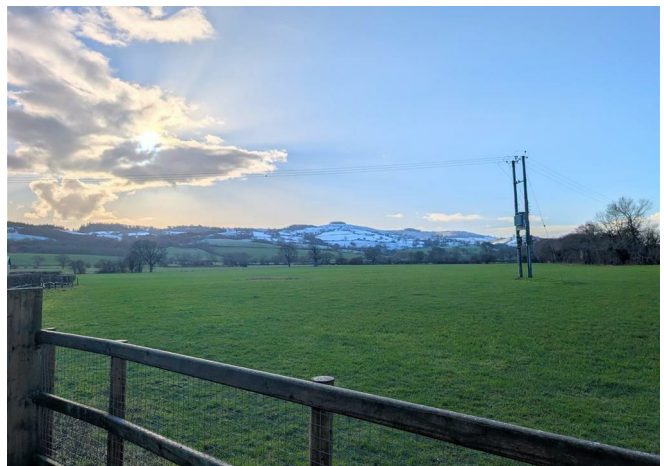
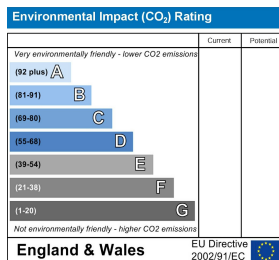
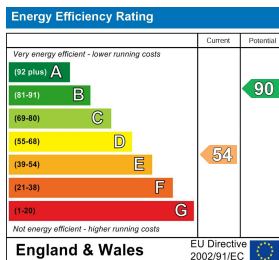
There is a enclosed garden to the rear, laid to paved patio for ease of maintenance and providing ideal entertaining space. Garden store shed. The garden enjoys far reaching views over adjoining fields.





## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B5386 (Montgomery Road), through Westbury, continue into Worthen, turning left by the village shop onto Brookside. Take the second left into Brookside Close where the property will be found on the right hand side.



## SERVICES

We understand that mains water, electricity and drainage are connected. Oil 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

Council Tax Band: B

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:



Residential Sales & Lettings  
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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