



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Lindenhurst, Whitchurch Road, Wem SY4 5AQ

£499,950 Region

To view this property please call us on **01743 236 800** Ref: C7138/GM/MU

An impressive and particularly spacious, 4 bedroomed attached Period property.

ON LINE VIEWING - This impressive and particularly spacious, 4 bedroomed attached Period property boasts a wealth of original Period features along with much improved family accommodation with all rooms being of pleasing dimensions. The accommodation includes : impressive entrance hall, lounge, dining room with opening to kitchen/breakfast room, study, cloakroom/wc, conservatory, utility room, master bedroom with impressive en suite bathroom, second bathroom with en suite shower room, bedroom 3 and a family bathroom to the first floor and a further fourth bedroom and bathroom with large store room to the second floor. Attractive and particularly good sized gardens. Generous side driveway with gated entrance. The property also benefits from gas-fired central heating and double glazing.

The property is pleasantly situated on a particularly secluded and private plot, whilst being on the edge of the town centre with a wide range of village amenities within walking distance, including the Rail Station with links to London, good schools, a range of shops, a Co op Supermarket and a 20 minute drive to the market town of Shrewsbury.



INSIDE THE PROPERTY

OPEN FRONTED STORM PORCH

With stone pillars
Part glazed wooden entrance door leading to :

ENTRANCE HALL

Attractive period tiled flooring

CLOAKROOM/WC

Low flush wc
Wash hand basin with wooden store cupboard beneath and tiled splash.

LOUNGE

14'8" x 16'11" (4.46m x 5.16m)
2 UPVC double glazed walk in bay windows
Open fire with marble fireplace surround and tiled hearth.

STUDY

11'10" x 12'11" (3.60m x 3.93m)
Window to the side.

DINING ROOM

14'8" x 16'10" (4.46m x 5.14m)
UPVC double glazed walk in bay window to the front
Exposed wood flooring
Attractive open fireplace with decorative surround
Opening to :

KITCHEN/BREAKFAST ROOM

11'10" x 16'10" (3.60m x 5.14m)
Fully fitted with a range of matching wall and base units comprising of both cupboards and drawers with a built in stainless steel oven with 5 ring gas hob and extractor fan over, integrated fridge and dishwasher
Fitted worktops over with tiled splash
Space for American style fridge freezer
Walk in pantry
Fitted shelving.

UTILITY ROOM

6'6" x 8'11" (1.99m x 2.73m)
Fitted worktop with space beneath for white goods
Quarry tiled floor
UPVC double glazed door giving access to the rear garden.

CONSERVATORY

Tiled floor
Range of UPVC double glazed windows with double glazed door to the front
Solid roof.

From the entrance hall a STAIRCASE rises to the FIRST FLOOR LANDING with a large UPVC double glazed window overlooking the front of the property and doors leading to :

MASTER BEDROOM

14'8" x 17'5" (4.46m x 5.31m)
Attractive open fireplace
3 double glazed windows to the front overlooking the garden.

EN SUITE BATHROOM

Fitted with a white suite comprising a free standing roll top bath
Double width tiled shower cubicle

Pedestal wash hand basin
Low flush wc
Wood effect flooring
Window to the side
Shelved storage cupboard.

BEDROOM 2

11'10" x 13'4" (3.60m x 4.06m)
Wood effect flooring
Window to the side.

EN SUITE SHOWER ROOM

Comprising tiled shower cubicle
Pedestal wash hand basin
Tiled floor.

BEDROOM 3

14'8" x 17'4" (4.46m x 5.29m)
Attractive open fireplace
3 UPVC double glazed windows to the front overlooking the garden.

FAMILY BATHROOM

Fitted with a white suite comprising roll top bath with mixer tap over
Large walk in fully tiled shower cubicle with an electric shower
Low flush wc
Circular pedestal wash hand basin with tiled splash
Tiled floor.

Off the landing is a small INNER HALLWAY with a STAIRCASE that rises to SECOND FLOOR LANDING with doors leading to :

BEDROOM 4

12'4" x 13'7" (3.75m x 4.13m)
UPVC double glazed window to the rear

SECOND FAMILY BATHROOM

Fitted with a white suite comprising roll top bath with mixer tap over and hand held shower attachment
Low flush wc
Pedestal wash hand basin with tiled splash
2 Velux windows
Exposed wooden flooring.

STORE ROOM

With 2 Velux windows and access to eaves storage.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached through double wooden gates which leads to a generous gravelled driveway providing ample parking.

Beyond the driveway is a paved patio area with a gravelled pathway then providing access to the formal reception area.

To the side of the property is a generous lawned GARDEN with a variety of inset mature shrubs and bushes. There is a further small lawned area to the side, which leads to a gravelled rear area with outside cold water tap. The whole of the garden is enclosed on all sides by mature trees and fencing.



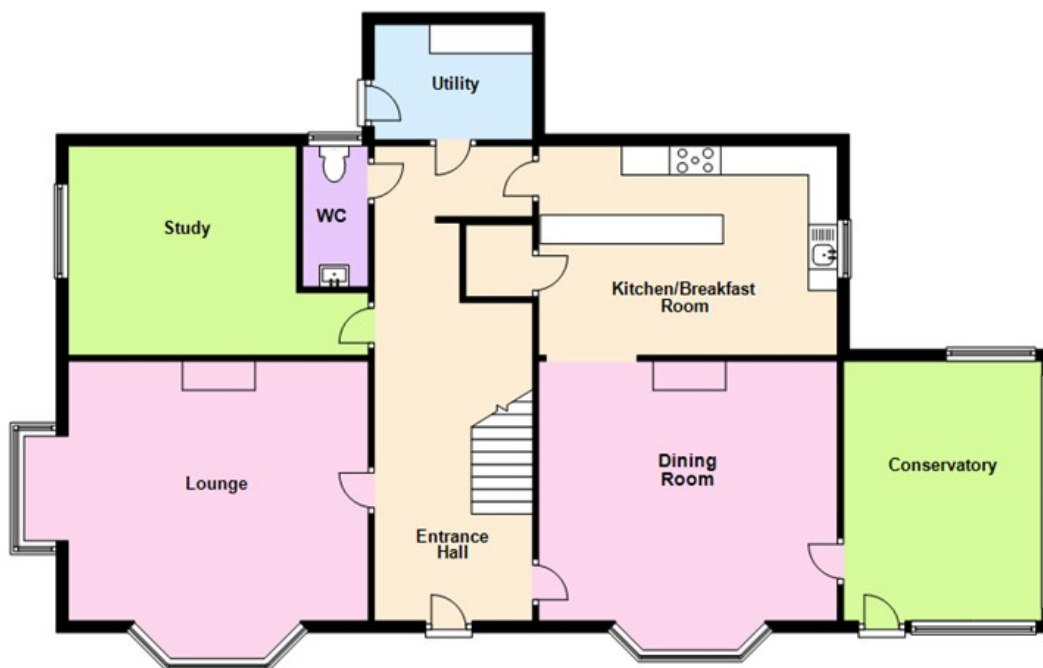




FLOOR PLANS ...

Ground Floor

Approx. 1408.6 sq. feet



First Floor

Approx. 1224.1 sq. feet



Second Floor

Approx. 584.1 sq. feet



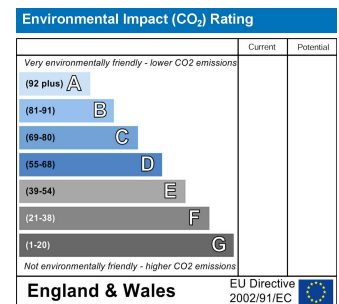
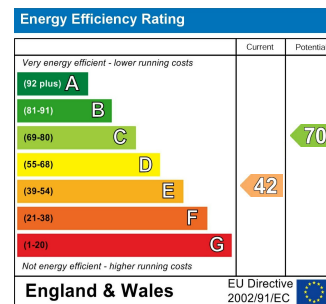
Total area: approx. 3216.8 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A528 to Harmer Hill and in the middle of Harmer Hill continue on the B5476 to Wem. At the crossroads in Wem turn right and continue for a short distance before turning left onto Whitchurch Road. Continue along this road for approx. half a mile where the property will be found on the right 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.

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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4 The Square, Church Stretton SY6 6DA
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