



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Willows Edge, 5 Broome Close, Aston-On-Clun,  
Craven Arms, SY7 0NX**

**£499,500 Region**

To view this property please call us on **01743 236 800** Ref: C7675/WM/KQ



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# A spacious, much improved, four bedroom detached family home set on a generous plot.

This spacious, four bedroom detached house has been much improved to provide comfortable family accommodation briefly comprising; entrance hall, dining kitchen, living room, conservatory, utility and cloakroom. Master bedroom with walk in wardrobe and en suite shower room, three further bedrooms and bathroom. Garage and ample parking. Large gardens. The property benefits from new ceilings, ground floor flooring and lighting, oil fired central heating.

Willow Edge is pleasantly situated close to the market town of Craven Arms, located approximately 10 miles from Church Stretton, where there are a range of excellent amenities, including shops and schools, and within walking distance of the village shop and local public house.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### KITCHEN / DINING ROOM

26'1" x 10'10" (7.95m x 3.30m)

Nealy fitted with a range of matching wall and base units

Recessed spotlights

Door to the side

### UTILITY

5'5" x 6'3" (1.66m x 1.90m)

Door to:

### CLOAKROOM

Wash hand basin, wc

Store cupboard.

### LIVING ROOM

19'11" x 13'8" (6.06m x 4.16m)

Nealy fitted Clearview log burner with wooden mantel over

Newly fitted lighting

Double doors to:

### CONSERVATORY

Panoramic views over the garden

French doors to rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING with oak and glass balustrade.

### MASTER BEDROOM

9'11" x 13'7" (3.03m x 4.15m)

Walk in wardrobe

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 2

9'11" x 15'10" (3.03m x 4.82m)

Built in store cupboards

### BEDROOM 3

9'7" x 12'9" (2.93m x 3.89m)

### BEDROOM 4

7'8" x 13'3" (2.33m x 4.04m)

### BATHROOM

Panelled bath

Shower cubicle

Two wash hand basins, wc

## OUTSIDE THE PROPERTY

### SINGLE GARAGE

The property is approached over a spacious driveway providing ample parking and access to the garage. Front garden laid to lawn with a host of shrub beds and mature hedging.

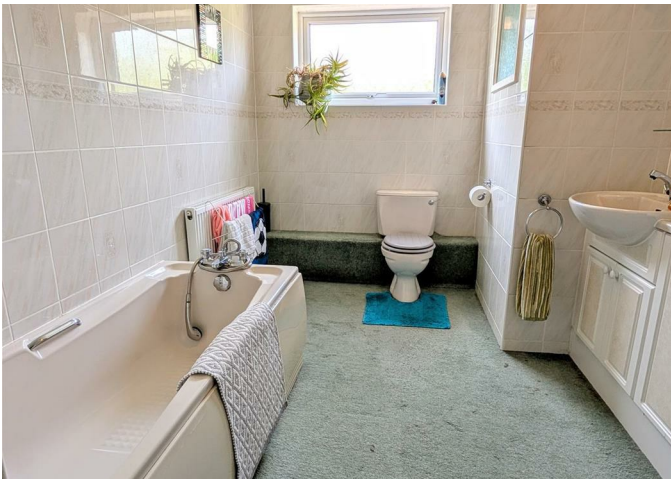
Good sized enclosed REAR GARDEN laid to lawn with large paved patio area providing ideal entertaining space, floral borders and log store. The garden is enclosed on all sides by mature hedging.

















## FLOOR PLANS ...

Ground Floor



First Floor

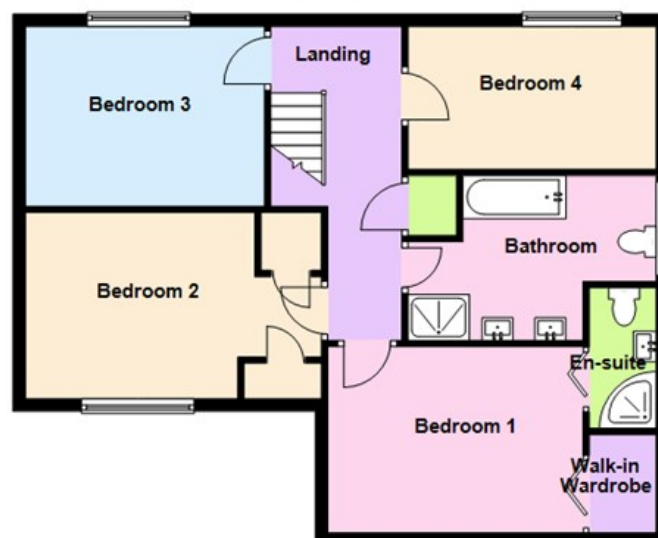
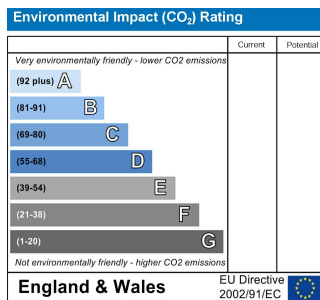
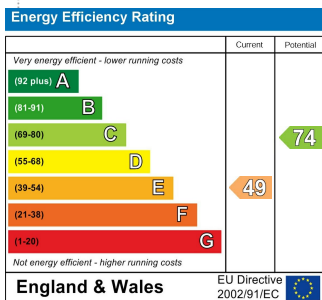


Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Craven Arms, cross over the mini-island and at the final island, turn right onto Clun Road. (B4368). Follow this road for some distance, turning left onto the B4367. After some distance turn right at the cross roads and turn left onto Broome Close, where the property will be found at the end of the cul-de-sac.



## 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: F

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:



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Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office  
4 The Square, Church Stretton SY6 6DA  
Tel: 01694 724700 | Fax: 01743 248671



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