



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**X, Rowton Court, Rowton, Halfway House,
Shrewsbury, SY5 9EP**

**Offers in the Region
of £239,950**

To view this property please call us on **01743 236 800** Ref: C7746/WM/KQ

A beautifully presented and versatile three-bedroom end-terraced bungalow arranged over two storeys with sweeping countryside views.

This beautifully presented three-bedroom end-terraced bungalow offers flexible and well proportioned accommodation, arranged primarily around ground floor living with additional first floor space. The ground floor provides two bedrooms, a modern bathroom and a spacious open-plan kitchen, dining and living area with French doors opening on to the beautifully maintained gardens.

The first floor features a bright third bedroom with en-suite facilities, excellent eaves storage and elevated panoramic views, making it ideal as a guest room, study or hobby space, depending on requirements.

The property which has been tastefully updated over the years includes redecoration and new carpets and flooring to most rooms and benefits from an efficient air source heat pump with RHI payments of approximately £260 per quarter until August 2028, providing a meaningful income stream for the new owner.

Externally, the property benefits from a private garage and use of a residents' car park. The communal grounds are a standout feature, offering expansive lawns, mature planting, a BBQ area and a private residents' tennis court. The property also includes an unfenced private section of rear garden that could be enclosed to create a personalised outdoor area if desired.

Rowton Court is set within the idyllic landscaped grounds of Rowton Castle and is just 15 minutes from Shrewsbury. This home offers a unique blend of character, flexibility and rural tranquillity.

The property is held on a long lease with a share of the freehold and forms part of a well-maintained private development of 27 homes. A £150 monthly service charge covers estate-wide and external maintenance, including buildings insurance, communal lighting, landscaped grounds, window cleaning, gutter clearance and general upkeep. Management arrangements are straightforward, and the development is quiet and consistently well maintained. Pets are permitted at this property.



INSIDE THE PROPERTY

KITCHEN

Slate tiled floor
Range of bespoke solid oak wall and base units with granite work surfaces over
Belfast sink
Electric cooker with double oven and four ring hob over with extractor hood
Integrated Zanussi dishwasher
Opening to:

LIVING ROOM

23'3 x 17'7" (into kitchen) (7.09m x 5.36m (into kitchen))
Solid oak boarded floor
Double glazed French doors to communal grounds and enjoying far reaching views

INNER HALL

Oak boarded floor

BEDROOM 2

11'1" x 9'10" (3.38m x 3.00m)
Window enjoying open aspect over surrounding grounds and farmland

BEDROOM 3

9'1" x 7'01" (2.77m x 2.16m)
Built in wardrobes with mirror fronted sliding doors

BATHROOM

Panelled bath with shower over
Wash hand basin, wc
Wall mounted heated towel rail
Built in airing cupboard housing hot water cylinder

STAIRCASE rising from kitchen to FIRST FLOOR LANDING

BEDROOM 1

11'9" x 11'3" (3.58m x 3.43m)
Two Velux roof lights
Built in eaves store cupboards

EN SUITE BATHROOM

Inset bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE Located in the nearby garage courtyard with communal electricity points and car washing facilities.

The property includes its own private garden area, as well as use of the extensive landscaped communal grounds with tennis court and BBQ area.



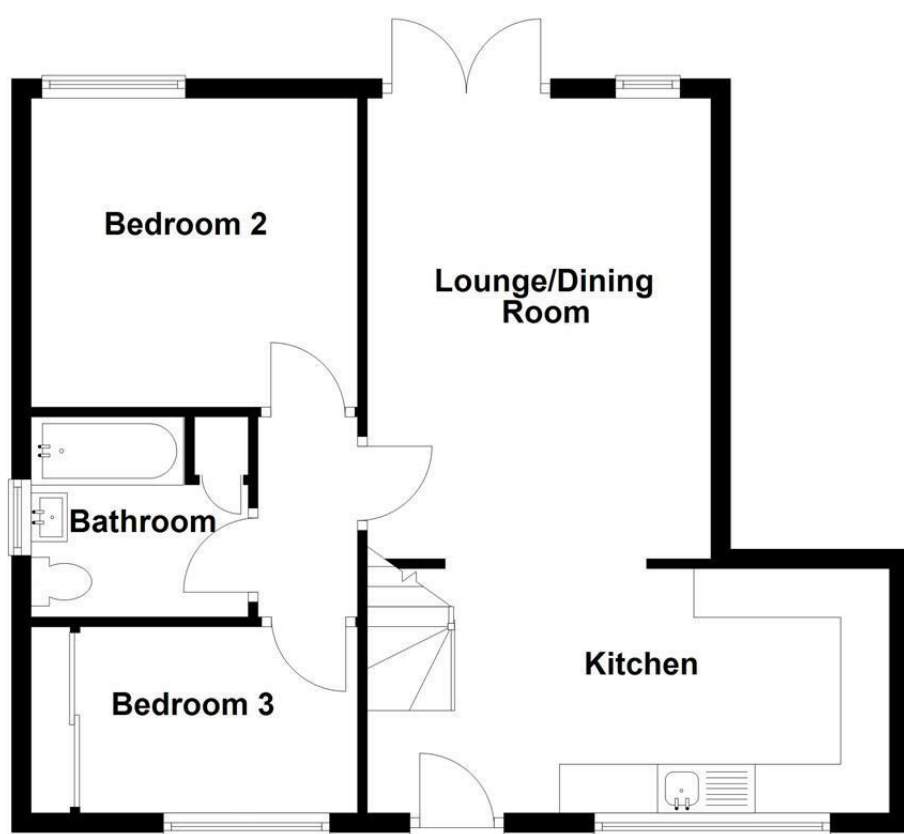




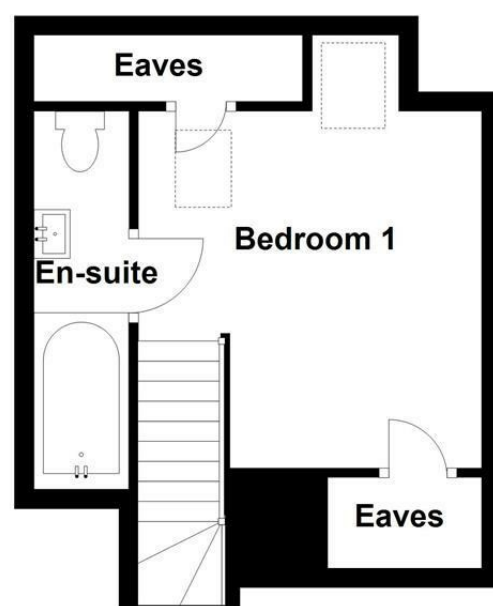


FLOOR PLANS ...

Ground Floor



First Floor

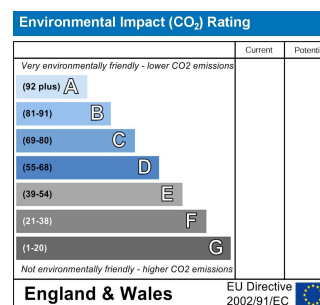
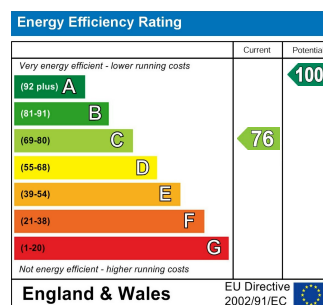


Total area: approx. 854.1 sq. feet

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A458 (Welshpool Road), proceed through the village of Ford and after approximately a further mile, turn right by the thatched lodge onto the drive of Castle Country Club. At the small junction, proceed straight across through the drive and pull up at the front of the building.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

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

TENURE

We are advised that this property is Leasehold - Share of 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: A

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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