



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Oak Lodge, Shotton Lane, Harmer Hill, Shrewsbury SY4 3DN**

**£600,000 Region**

To view this property please call us on **01743 236 800** Ref: C7166/GM/MU

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# An impressive, spacious and extremely well presented, modern, 4 bedroomed detached property.

ONLINE VIEWING - This impressive, particularly attractive and extremely well presented, spacious, modern, 4 bedroomed detached property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions comprising : entrance hall, cloakroom/wc, kitchen/living/family room, lounge, dining room, study, master bedroom with shower room en suite, further guest bedroom with shower room en suite, 2 further double bedrooms and a family bathroom. Integral double garage, ample parking. Good sized and private rear garden with extensive terraced area. The property also benefits from underfloor heating, double glazing, gas-fired central heating and a surround sound system in several rooms.

This property is pleasantly and conveniently situated on the fringe of the small village of Harmer Hill, 6 miles north of Shrewsbury and 4 miles south of Wem.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Oak door and floor to ceiling glass panels either side  
Oak effect flooring  
Large understairs store cupboard.

### CLOAKROOM/WC

Fitted with a modern white suite comprising  
wc and corner wash hand basin.

### KITCHEN/LIVING/FAMILY ROOM

14'9" x 18'9" (4.49m x 5.71m)  
Fully fitted modern kitchen with granite worktops over and tiled surround  
Range of integrated appliances  
Oak effect flooring with underfloor heating.  
Doors leading out to rear garden.  
Breakfast bar.

### UTILITY

19'9" x 7'4" (6.01m x 2.24m)  
Space and plumbing for white goods  
Range of fitted store cupboards.  
Side access door and door to integral garage.

### DINING ROOM

10'9" x 9'7" (3.27m x 2.93m)  
With French doors leading out to rear terrace.

### LOUNGE

21'0" x 13'0" (6.41m x 3.97m)  
Attractive fireplace with stone hearth and flame effect gas fire inset  
Sliding doors to rear terrace and garden.

### STUDY

12'10" x 11'9" (3.92m x 3.59m)  
Oak effect flooring.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

### MASTER BEDROOM

13'10" x 18'5" (4.21m x 5.62m)  
Built in double wardrobe  
2 further store cupboards  
Windows overlooking the rear garden.

### EN SUITE

Fitted with a modern white suite comprising double width shower cubicle  
'His and hers' wash hand basins set to vanity units with cupboards beneath  
Low flush wc  
Tiled walls and flooring.

### BEDROOM 2

18'1" x 15'9" (5.52m x 4.80m)  
Built in double wardrobe.

### EN SUITE

Fitted with a modern white suite comprising shower cubicle  
Low flush wc  
Wash hand basin.

### BEDROOM 3

10'10" x 14'2" (3.31m x 4.32m)  
Window overlooking the rear garden.

### BEDROOM 4

9'9" x 13'0" (2.98m x 3.97m)  
Window to the front.

### BATHROOM

Fitted with a modern white suite comprising jacuzzi bath  
Pedestal wash hand basin  
Tiled shower cubicle  
Low flush wc  
Tiled walls and flooring.

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

With power and lighting.

TO THE FRONT the property is approached over a large gravelled driveway providing ample parking and turning space and pedestrian access to the formal reception area.

To the rear of the property is a particularly good sized REAR GARDEN with a large neatly kept lawned area, extensive decked terraced area, mature shrubs and trees and the whole is enclosed on all sides by closely boarded wooden fencing.











FLOOR PLANS ...

**Ground Floor**  
Approx. 1766.5 sq. feet



**First Floor**  
Approx. 1427.7 sq. feet

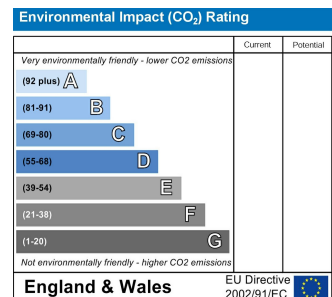
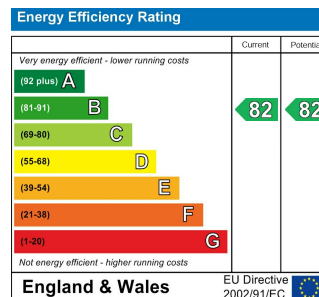


Total area: approx. 3194.1 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A528 Ellesmere Road and on reaching Harmer Hill continue on the B5476 for a short distance, eventually turning right into Shotton Lane. Continue for a short distance where the property is the third 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.

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