



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**17 Hermitage Close, Westbury, Shrewsbury SY5 9QL**

**£340,000 Region**

To view this property please call us on **01743 236 800** Ref: C7474/WM/MU



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# A well presented, modern, 4 bedroomed detached family home.

NO CHAIN. This immaculately presented, modern, 4 bedroomed, detached family home comprises : entrance hall, living room, dining room, kitchen, utility, downstairs wc, conservatory and single garage. To the first floor there are 4 bedrooms an en suite, wc and a family bathroom. The property has the benefit of a 2 year old boiler and solar panels.

The property is pleasantly situated on this small and well established development in the heart of this popular rural village which provides a range of amenities including Doctor's Surgery, Public House, Bus Service and is in within easy reach of the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

13'8" x 11'7" (4.16m x 3.52m)

Bay window to front

Feature fireplace

Access to :

### DINING ROOM

10'6" x 7'2" (3.21m x 2.18m)

Sliding doors through to :

### KITCHEN

10'6" x 8'5" (3.21m x 2.56m)

Fitted with a matching range of wall and base units

Window to the rear

### CONSERVATORY

French doors leading out to the patio area.

### UTILITY

6'5" x 7'10" (1.95m x 2.40m)

Base unit with a fitted sink unit and room for appliances.

Window to the rear.

### WC

Wash hand basin

Low flush wc

Window to the side.

Access to the single garage.

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

### BEDROOM 1

17'9" x 8'4" (5.41m x 2.53m)

Window to rear and window to the side.

Access to :

### EN SUITE

Comprising a shower cubicle

Wash hand basin

Low flush wc

Window to front.

### BEDROOM 2

10'4" x 11'7" (3.16m x 3.52m)

Fitted wardrobes

Window to the fore

Access to :

### WC

Low flush wc

### BEDROOM 3

7'0" x 9'0" (2.14m x 2.74m)

Window to rear.

### BEDROOM 4

7'0" x 6'8" (2.14m x 2.03m)

Window to rear.

This room is currently used as a study.

### FAMILY BATHROOM

Comprising panelled bath

Wash hand basin

Low flush wc

Window to the side.

## OUTSIDE THE PROPERTY

### GARAGE

Up and over door.

TO THE FRONT the property is approached over a tarmac driveway providing parking and pedestrian access to the formal reception area. Neatly kept front garden laid to lawn with mature shrubs and hedging.

To the rear there is a particularly attractive and neatly kept GARDEN with a good sized lawn area, paved patio for seating area, shrubbery borders and a garden shed. The whole is enclosed on all sides by fencing and mature hedging.











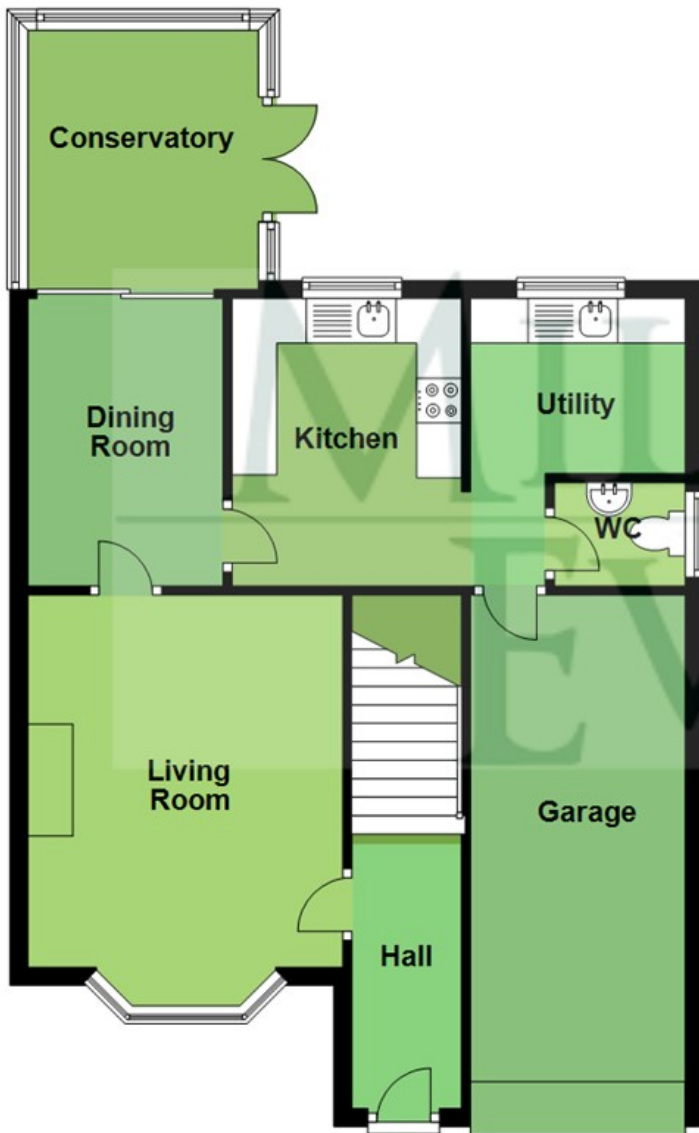




## FLOOR PLANS ...

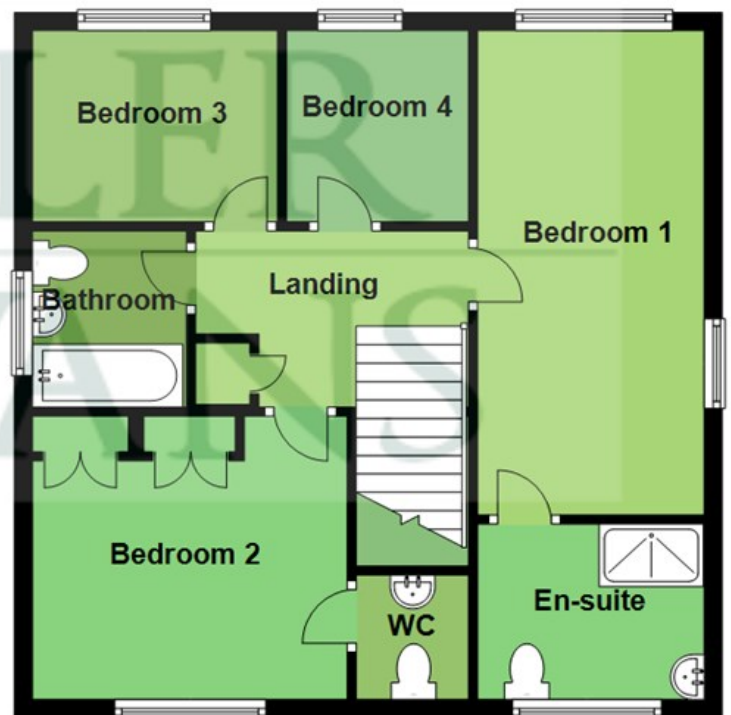
### Ground Floor

Approx. 738.8 sq. feet



### First Floor

Approx. 602.6 sq. feet



Total area: approx. 1341.4 sq. feet

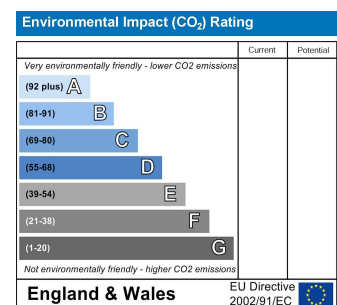
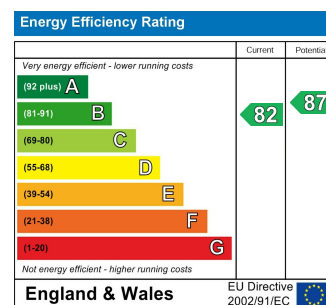
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury take the A488 Montgomery Road passing through the villages of Nox and Yockleton. On entering Westbury proceed past Nigel Farr Farm Services and at the cross roads turn right opposite The Red Lion Public House. Continue along this road passing the church, and shortly afterwards taking a right hand turn into Hermitage Close. Proceed for a short distance where the property will be found on the left 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

Council Tax Band: D

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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