



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Nox House, Nox, Shrewsbury, SY5 8PU

Guide Price £595,000

To view this property please call us on **01743 236 800** Ref: C7736/WM/KQ

A beautifully appointed, 5 bedroomed, Grade II Listed, Georgian residence offering spacious and versatile accommodation arranged over three floors.

A well appointed and much loved, five bedroom, Grade II Listed Georgian detached house offering versatile accommodation arranged over three floors. The property retains many original features including exposed ceiling beams and feature fireplaces and briefly comprises; entrance hall, two reception rooms, kitchen, utility cloakroom, first floor family room/snug, three bedrooms, bathroom and study/further bedroom to the first floor, superb master bedroom with en suite and further bedroom to the second floor. The property enjoys a well stocked south facing rear garden, double garage and ample parking.

The property occupies a pleasant and convenient location in the small hamlet of Nox, approximately 5 miles west of Shrewsbury. The property is also well placed for easy access to the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

RECEPTION HALL

SITTING ROOM

16'10" x 16'1" (5.13m x 4.90m)

Inset feature fireplace with wooden plinth over
Exposed ceiling beams

KITCHEN

16'1" x 15'8" (4.90m x 4.78m)

Fitted with a range of matching base units

Large Belfast sink

Rayburn cooker providing hot water and central heating

Door to:

UTILITY

21'2" x 5'4" (6.45m x 1.63m)

Base units and plumbing for white goods

REAR HALL

Door to gardens

CLOAKROOM

Wash hand basin, wc

DINING ROOM

16'1" x 15'7" (4.90m x 4.75m)

Inset log burner

Door to Inner hall.

French doors to patio and sun terrace.

Door from Dining Room to Inner Hallway with Staircase rising to:

SUPERB FAMILY ROOM / SNUG / STUDY

22'0" x 16'5" (6.71m x 5.00m)

Exposed ceiling timbers

Separate staircase descending to external door.

STAIRCASE rising from the reception hall to FIRST FLOOR LANDING

BEDROOM 2

16'2" x 11'0" (4.93m x 3.35m)

Built in wardrobe

EN SUITE SHOWER AREA

Shower cubicle

Wash hand basin

BEDROOM 3

13'9" x 8'1" (4.19m x 2.46m)

Built in wardrobe

Wash hand basin

BEDROOM 4

10'4" x 7'7" (3.15m x 2.31m)

Built in wardrobe

Corner wash hand basin

BEDROOM 5 / STUDY

16'0" x 5'7" (4.88m x 1.70m)

FAMILY BATHROOM

Panelled bath with shower over

Wash hand basin, wc

Large built in store cupboards

From the first floor landing STAIRCASE rises to SECOND FLOOR

MASTER BEDROOM

19'3" x 16'8" (5.87m x 5.08m)

EN SUITE BATHROOM

Panelled bath

Corner shower cubicle

Wash hand basin, wc

STUDY / OCCASSIONAL BEDROOM

15'5" x 10'1" (4.70m x 3.07m)

Built in wardrobe

OUTSIDE THE PROPERTY

DOUBLE GARAGE

16'5" x 16'1" (5.00m x 4.90m)

With lighting and power supply.

POTTING SHED

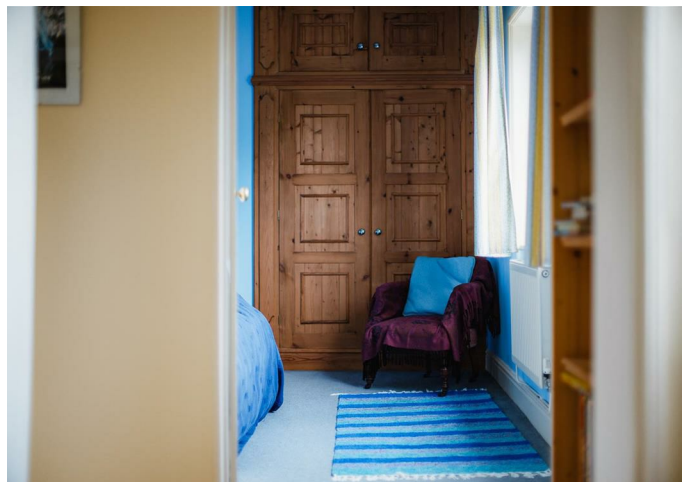
13'1" x 7'2" (3.99m x 2.18m)

WOOD STORE

11'3" x 6'6" (3.43m x 1.98m)

The property is divided from the road by dwarf brick walling and hedging and approached over two gravelled driveways providing ample parking and access to the garage and reception area.

There is a beautifully presented south facing rear garden, which is mainly laid to lawn with a wealth of mature shrub beds and specimen trees. Large paved patio/sun terrace providing an ideal seating/entertaining space.

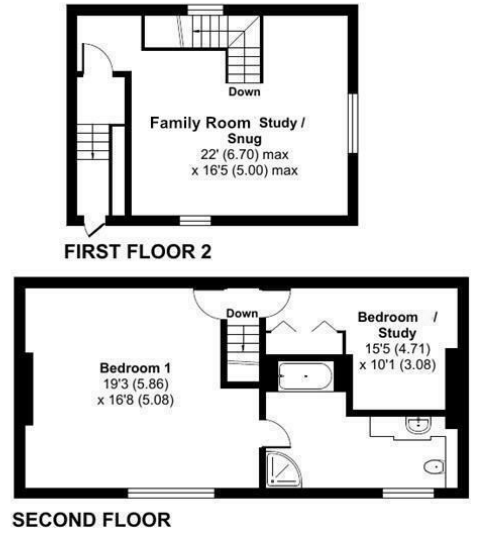
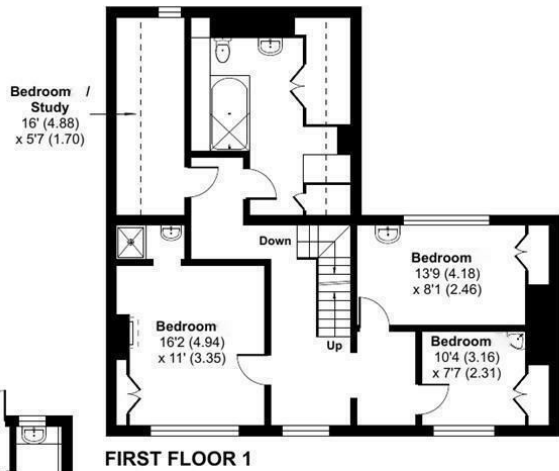
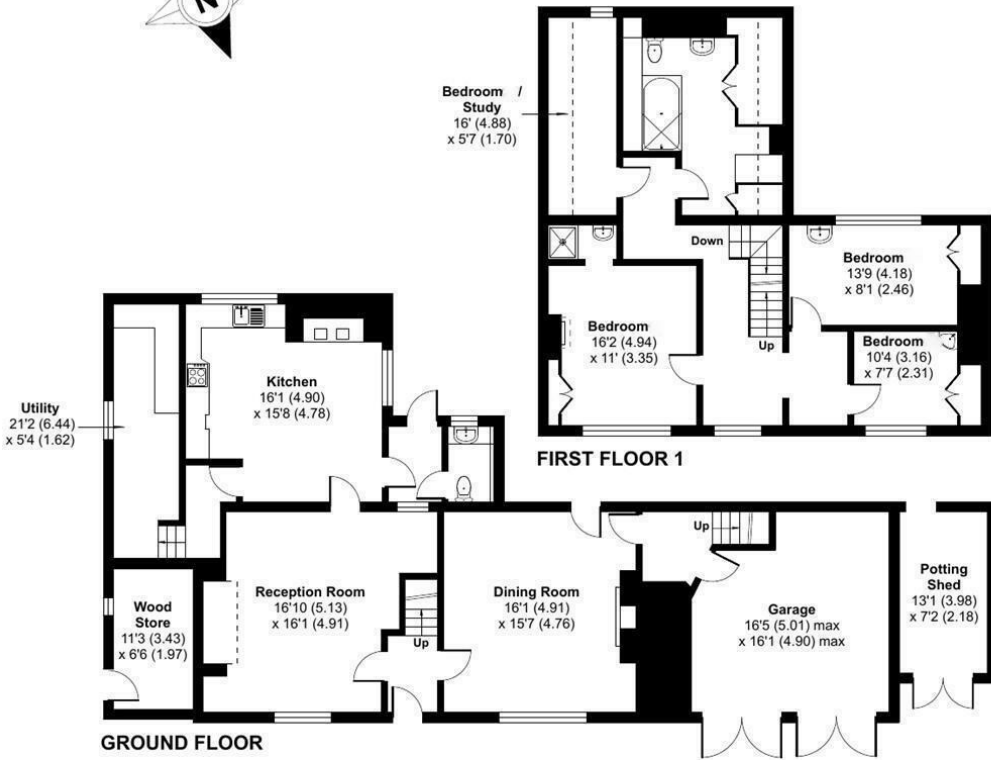






FLOOR PLANS ...

Approximate Area = 3025 sq ft / 281 sq m (includes garage)
 Limited Use Area(s) = 65 sq ft / 6 sq m
 Outbuildings = 167 sq ft / 15.5 sq m
 Total = 3257 sq ft / 302.5 sq m



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B4386 Montgomery Road. Proceed into Nox, Nox House will be found on the left hand side, just after passing the turning for Ford/Montford Bridge.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



SERVICES

We understand that mains water and electricity. Drainage is to a shared treatment plant. Oil fired central heating. Super fast Broadband.

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.

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