



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**The Mount, Forton Bank, Montford Bridge,  
Shrewsbury, SY4 1ER**

**Offers in the Region  
of £375,000**

To view this property please call us on **01743 236 800** Ref: C7744/WM/KQ

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# A well presented and well maintained four bedroom semi-detached family home.

This unique, spacious, 4-bedroom semi-detached family home is offered for sale with NO UPWARD CHAIN. The property is set in the sought after location of Montford Bridge and it provides well-proportioned accommodation briefly comprising; entrance porch, hallway, living room/dining room, kitchen, conservatory, four bedrooms and bathroom. Garage and parking. Neatly kept gardens. The property benefits from Oil fired central heating and a sewage treatment plant (STP) drainage system.

The property is situated in the sought after village of Montford Bridge, only 3 miles from Shrewsbury and a short drive to the A5 by-pass offering easy access to the major motorway links, serving Birmingham, Manchester and London.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### HALLWAY

### CLOAKROOM

Wash hand basin, wc

### LOUNGE / DINING ROOM

26'3" x 12'1" (8.01m x 3.69m)

Window to the front

Log burner

Sliding doors to Conservatory

### KITCHEN

16'7" x 8'4" (5.06m x 2.55m)

Fitted with a range of matching wall and base units

Window to the side

French doors to rear garden

### CONSERVATORY

Panoramic views over the garden

French doors to the garden

STAIRCASE from hallway rising to FIRST FLOOR LANDING

### BEDROOM 1

13'1" x 12'1" (3.98m x 3.69m)

Range of built in wardrobes with mirror fronted sliding doors.

### BEDROOM 2

12'7" x 12'1" (3.84m x 3.69m)

Range of built in wardrobes with mirror fronted sliding doors.

### BEDROOM 3

15'10" x 8'6" (4.83m x 2.58m)

Built in wardrobes

### BEDROOM 4

9'0" x 8'4" (2.75m x 2.55m)

### BATHROOM

Shower cubicle

Panelled corner bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

The property is approached over a spacious driveway providing ample parking and serving the garage, flanked by front garden which is laid to gravel.

Enclosed rear garden laid to lawn with shrub beds and borders and a spacious patio area providing ideal entertaining space.





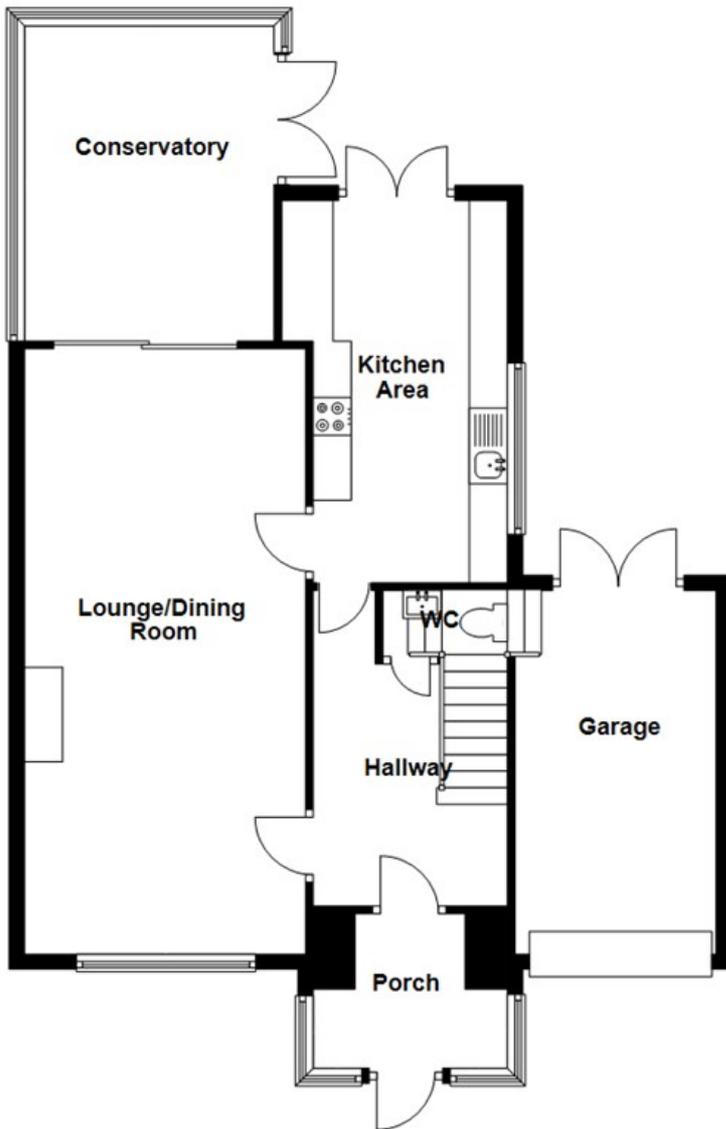




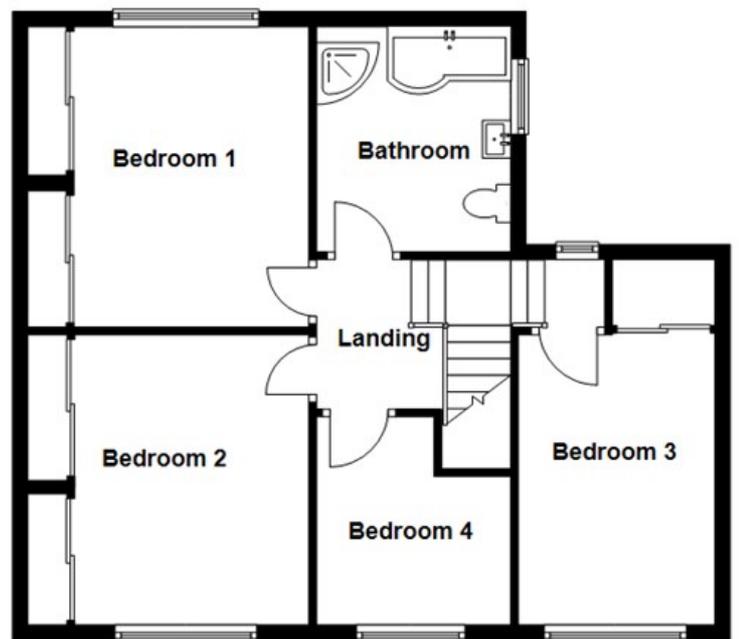
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FLOOR PLANS ...

Ground Floor



First Floor



Total area: approx. 1623.8 sq. feet

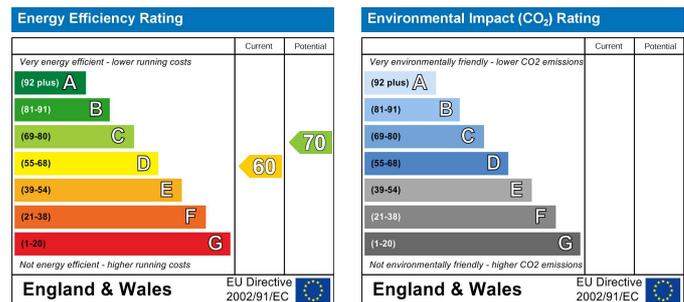
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along The Mount to the traffic lights. Turn right and continue onto the B4380 (Holyhead Road). Continue through Bicton and into Montford Bridge. Continue over the bridge and turn right onto Forton Bank. The property will be found after a short distance on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water and electricity are connected. Oil fired central heating. Sewage treatment plant drainage.

### 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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