



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Broadway, Harmer Hill, Shrewsbury, SY4 3EE

£300,000 Region

To view this property please call us on **01743 236 800** Ref: C7144/GM/KQ

A particularly spacious and well presented, three bedroom detached house.

ONLINE VIEWING. This particularly spacious and well presented, three bedroom detached house provides well planned and well proportioned accommodation throughout, briefly comprising; entrance hall, lounge, dining room, kitchen, side lobby with cloakroom, three double bedrooms, study and family bathroom. Garage and parking. Good sized rear garden. The property also benefits from gas fired central heating and double glazing. No upward chain.

The property is pleasantly situated in a convenient and peaceful location and offers pleasant views to the rear. The village provides a public house and a frequent bus service to the nearby town centre. The neighbouring villages of Myddle and Clive provide a further range of amenities including a primary school, pub and shop. Shrewsbury is approximately 7 miles away and also provides an excellent range of amenities and good road and transport links.



INSIDE THE PROPERTY

COVERED OAK FRAMED PORCH

ENTRANCE HALL

Understairs cupboard

LOUNGE

17'9" x 9'9" (5.41m x 2.97m)

Attractive feature fireplace with hearth

Patio doors to rear garden

DINING ROOM

10'3" x 9'6" (3.12m x 2.90m)

Window overlooking the rear garden

KITCHEN

11'0" x 10'3" (3.35m x 3.12m)

Fitted with a range of matching wall and base units with worktops over

Integrated double oven, hob and extractor over

Wood effect flooring

Window overlooking the rear garden

SIDE LOBBY

Part glazed entrance door leading to side of property.

CLOAKROOM

White suite comprising wc.

From the entrance hall STAIRCASE rising to the first floor landing with large window to the front and airing cupboard enclosing Worcester gas fired central heating boiler.

BEDROOM 1

12'9" x 10'3" (3.89m x 3.12m)

Window to the rear with views over open countryside

BEDROOM 2

11'10" x 10'3" (3.61m x 3.12m)

Window to the rear with views over open countryside

BEDROOM 3

10'9" x 9'6" (3.28m x 2.90m)

Window to the rear with views over open countryside.

STUDY

5'9" x 3'9" (1.75m x 1.14m)

BATHROOM

Modern white suite comprising;

P shaped panelled bath with shower over

Wash hand basin, wc

Tiled walls and flooring

Wall mounted heated towel rail

OUTSIDE THE PROPERTY

GARAGE

Up and over door, power and lighting and side window.

The property is approached over an extensive brick paved driveway with ample parking and an attractive small front garden, which is laid to lawn with inset shrubs and trees. A paved pathway to the side leads around to the rear.

There is an attractive and good sized REAR GARDEN mainly laid to lawn with inset shrubs and trees, post and rail fencing to one side and timber fencing to the other. The garden enjoys views towards the Welsh Hills.

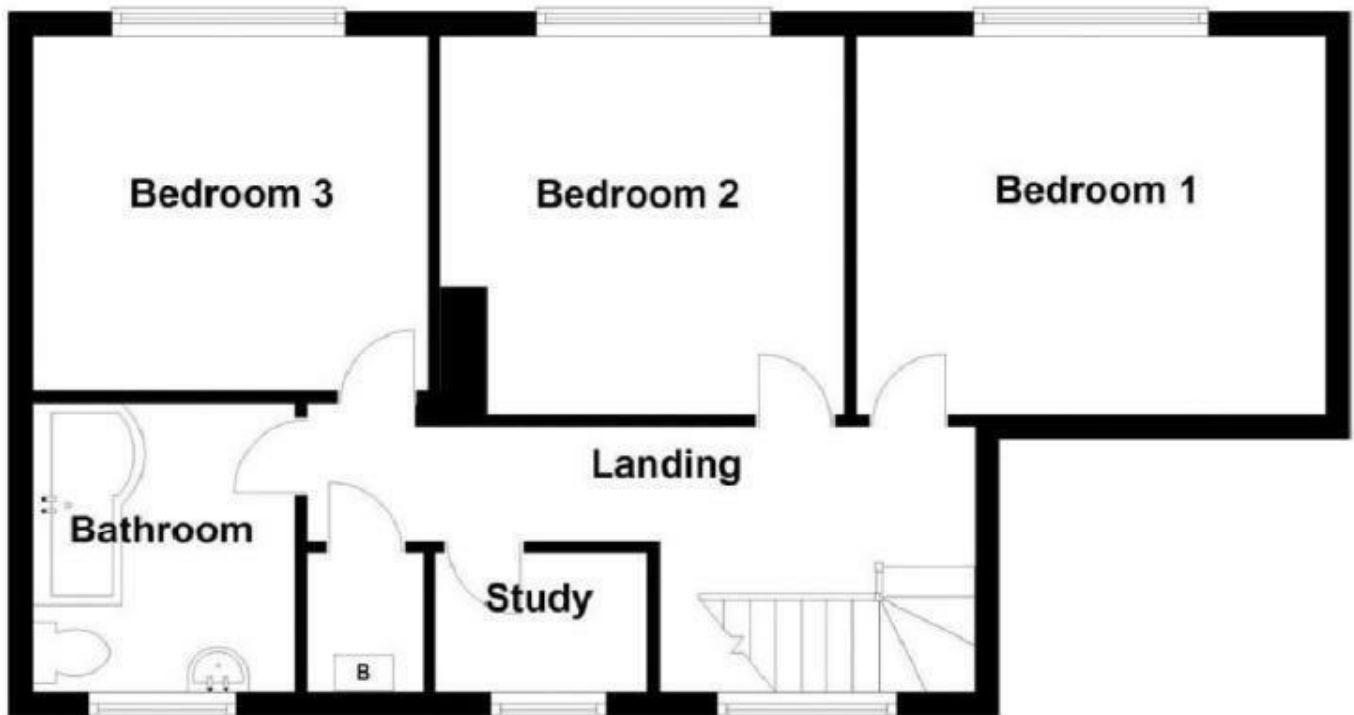




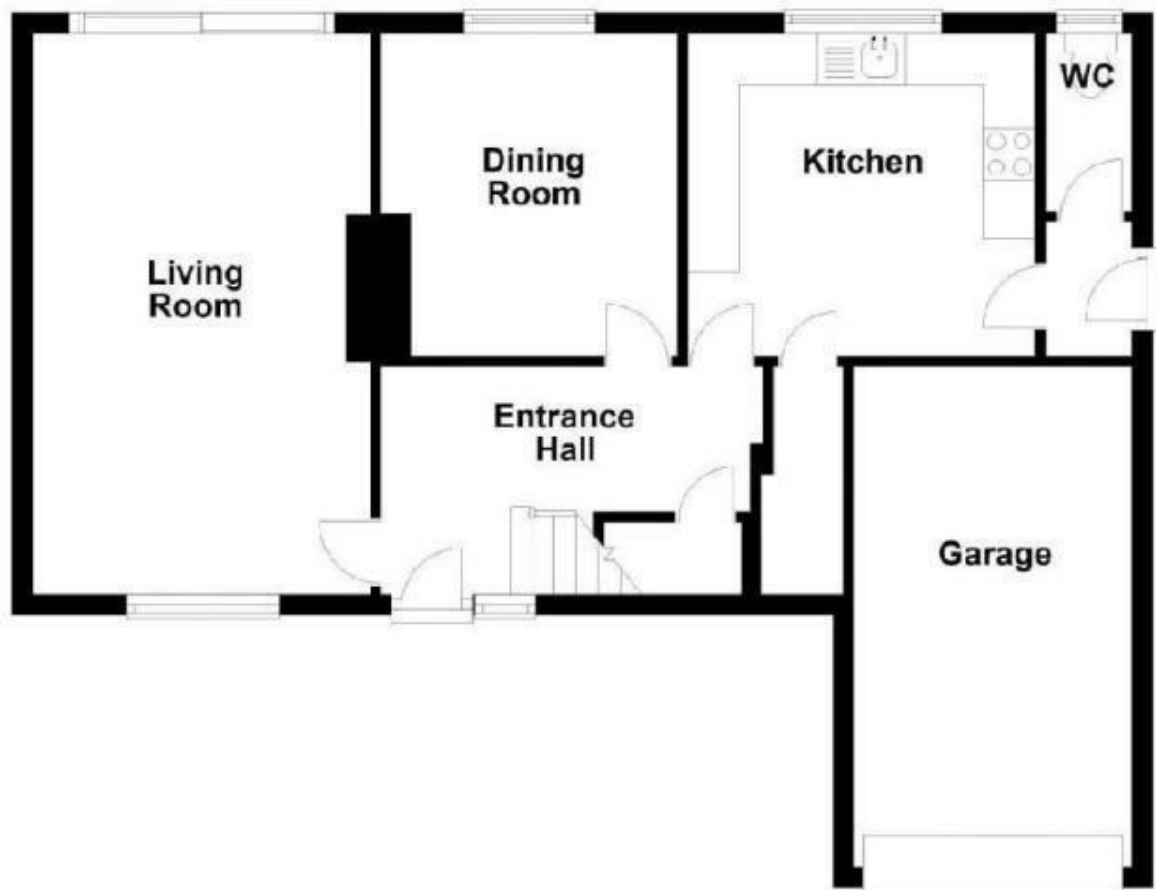


FLOOR PLANS ...

First Floor



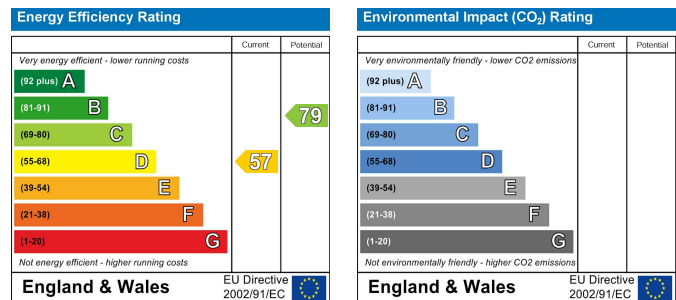
Ground Floor



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town on the A528 (Ellesmere Road). On the outskirts of Harmer Hill, turn left immediately after the Bridgewater Arms, continuing on the Ellesmere Road. Continue 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

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:



Head Office:

Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office
4 The Square, Church Stretton SY6 6DA
Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.
Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)