



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Yockleton Villa, Yockleton, Shrewsbury, SY5 9PN

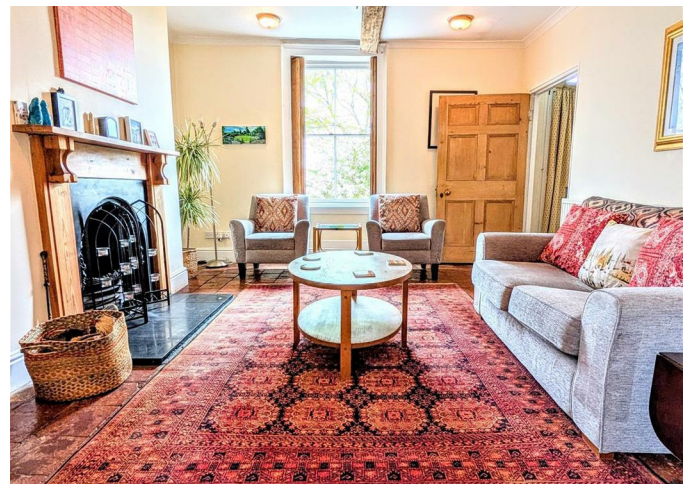
£575,000 Region

To view this property please call us on **01743 236 800** Ref: C7636/WM/KQ

A spacious, four bedroom detached, double fronted, family home.

This spacious four bedroom detached family home provides well planned and well proportioned accommodation with many original features briefly comprising; entrance hall, sitting room, living room, dining room, kitchen, utility, study, cloakroom, master bedroom with en suite shower room, three further bedrooms and bathroom. Useful Cellar. Spacious driveway. Extensive rear garden. The property benefits from oil fired central heating.

The property is pleasantly situated within the centre of the attractive village of Yockleton, approximately 6 miles west of Shrewsbury. Amenities include a Church, play area, Hall and regular bus service, as well as a popular public house/restaurant located just outside the village. The property is also well placed for easy access to the Shrewsbury bypass with M54 link to the West Midlands.



INSIDE THE PROPERTY

SITTING ROOM

15'4" x 13'3" (4.67m x 4.04m)
Feature fireplace
Window to the fore

LIVING ROOM

15'4" x 13'5" (4.67m x 4.09m)
Feature fireplace
Window to the fore
Exposed ceiling beam
Access to:

DINING ROOM

14'5" x 13'5" (4.40m x 4.09m)
Large window to the side
Feature log burner
Door to side of property

STUDY

6'5" x 13'5" (1.95m x 4.09m)
Window to the side
Door to:

SEPARATE WC

Wash hand basin, wc

KITCHEN

19'0" x 13'6" (5.79m x 4.11m)
Range of matching wall and base units
Large window enjoying views over the garden
Door to:

CELLAR

15'4" x 13'0" (4.67m x 3.97m)
Providing useful storage and could be converted to provide additional living accommodation (Subject to any necessary planning consents)

UTILITY

6'5" x 8'11" (1.95m x 2.72m)
Door to rear garden
Window

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING with large store cupboard.

BEDROOM 1

13'8" x 13'5" (4.17m x 4.10m)
Window to the side

EN SUITE SHOWER ROOM

Large shower cubicle
Wash hand basin, wc
Window

BEDROOM 2

15'4" x 13'1" (4.67m x 3.98m)
Window to the fore enjoying countryside views

BEDROOM 3

13'8" x 12'4" (4.17m x 3.77m)
Window to the side

BEDROOM 4

11'3" x 9'4" (3.44m x 2.84m)
Window to the fore
Store cupboard

BATHROOM

Shower cubicle
Panelled bath
Wash hand basin, wc
Window

OUTSIDE THE PROPERTY

By car, the property is approached via the rear, just off the main road along a shared drive. There is a spacious parking area providing ample parking.

The property is divided from the road by dwarf walling with a wrought iron gate with dwarf hedging and shrub beds and borders.

There is a large REAR GARDEN laid to lawn with brick paved patio area providing ideal entertaining area, mature trees and vegetable garden. Pond. The property is enclosed by mature hedging.

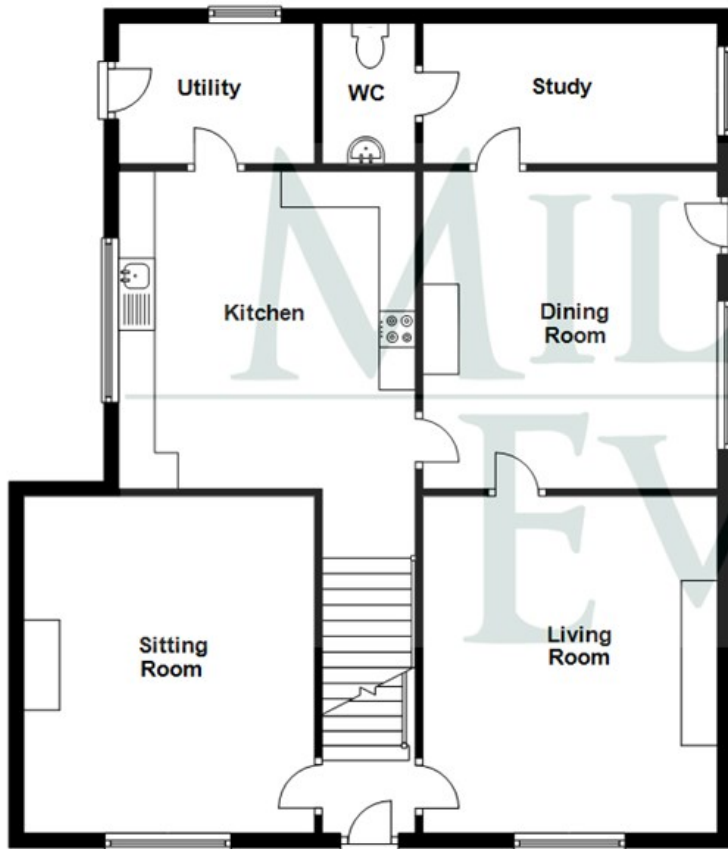




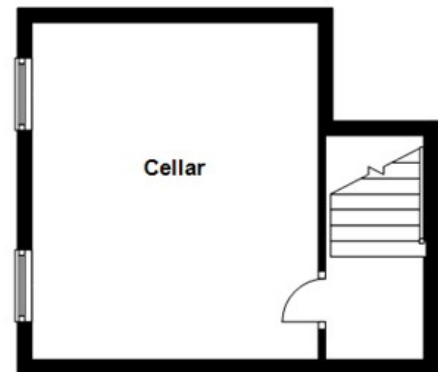


FLOOR PLANS ...

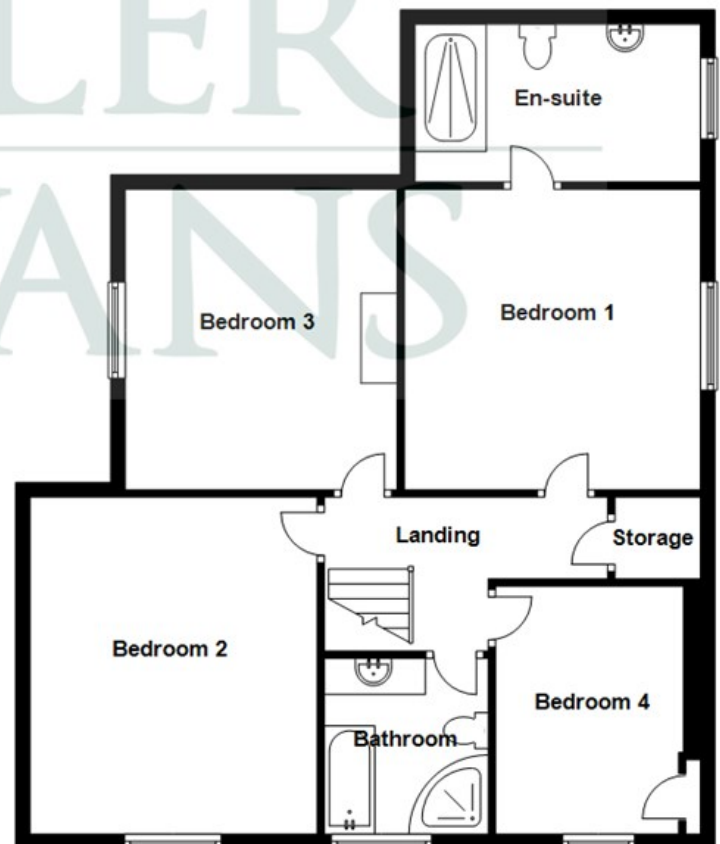
Ground Floor
Approx. 1069.2 sq. feet



Basement
Approx. 248.6 sq. feet



First Floor
Approx. 930.9 sq. feet



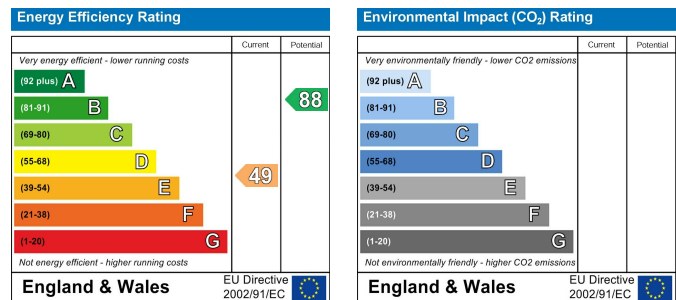
Total area: approx. 2248.7 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the B4386 (Montgomery Road). Proceed through the village of Nox and into Yockleton. Yockleton Villa will be found on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage are connected. Oil fired central heating.

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: E

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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