



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**The Meadows, Nibs Heath, Montford Bridge SY4 1HL**

**£900,000 Region**

To view this property please call us on **01743 236 800** Ref: C7165/GM/MU



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# A particularly attractive, delightfully situated, 4 bedroomed detached property with large gardens and grounds and an adjoining 2 bedroomed annex.

This particularly attractive, extremely spacious and well presented, 4 bedroomed detached property has been much improved and extended by the current owner to provide well planned and well proportioned family accommodation with rooms of pleasing dimensions and also has the benefit of an adjoining 2 bedroomed annex set with its own private entrance. The accommodation in the main property comprises : entrance hall, cloakroom/wc, open plan kitchen/living/family room, dining room, lounge, snug, inner hallway and rear porch, 3 ground floor double bedrooms and a shower room, an extremely spacious master bedroom suite with a bathroom and balcony boasting stunning views to the first floor. Off the entrance hall is a large utility area/laundry room with an adjoining door providing access to the attached annex which comprises : kitchen/dining room, lounge, garden room, 2 double bedrooms, 2 en suite shower rooms and separate entrance door and hallway. Outside the property is a large private gravelled forecourt providing ample parking, detached oak garage with home office over, large gardens beyond which is a further paddock which is laid to pasture and has a separate entrance. The whole extends to about 2.07 acres in total.

The property is situated in an extremely pleasant, popular and most attractive rural locality, located between Adcote and Montford Bridge, boasting stunning views over open farmland and of the surrounding Shropshire Hills. The County town of Shrewsbury is approx. 7 ½ miles away and provides an excellent range of amenities including comprehensive shopping centre and excellent range of schools, rail and bus services and is also well placed for commuters who require access to the A5 linking north up to Oswestry and Chester or alternatively south around Shrewsbury with the M54 motorway link to the West Midlands.



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## INSIDE THE PROPERTY

### OAK FRAMED ENTRANCE PORCH

With part glazed entrance door opening to :

### ENTRANCE HALL

With oak flooring, large store cupboard, understairs storage.

### CLOAKROOM/WC

With a white suite comprising free standing wash hand basin set to a vanity unit with cupboards beneath  
Low flush wc and tiled floor.

### KITCHEN/LIVING/FAMILY ROOM

6'7" x 34'11" (2.00m x 10.64m)

A stunning open plan room with French doors leading to a paved patio area, tiled floor, ceiling spotlights  
Fully fitted KITCHEN AREA with a range of matching wall and base units with oak worktops over and tiled splash, integrated 4 ring hob with extractor over and oven beneath, dishwasher and Aga, central island and breakfast bar with oak worktop, wine fridge and cupboards beneath  
Stable style door leads out to a further oak framed COVERED PORCH AREA with access to the garden.

### DINING ROOM

11'11" x 18'11" (3.62m x 5.76m)

Double doors opening to :

### LOUNGE

21'7" x 15'9" (6.57m x 4.79m)

Attractive fireplace with exposed brick and slate hearth, triple aspect windows overlooking the garden.

### INNER HALLWAY

With oak flooring and door leading to the rear porch with wood effect flooring and a door out to the rear garden.  
Access to boarded roof space

### SNUG

12'2" x 12'4" (3.71m x 3.75m)

Attractive fireplace with log burner and tiled hearth, windows overlooking the rear garden.

### BEDROOM 2

12'2" x 10'11" (3.71m x 3.32m)

Window overlooking the rear garden.

### BEDROOM 3

12'2" x 11'10" (3.71m x 3.60m)

Window overlooking the rear garden.

### BEDROOM 4

11'11" x 12'4" (3.62m x 3.77m)

Wall mounted fitted cupboards, window overlooking the garden.

### SHOWER ROOM

Fitted with a modern white suite with a double width walk in shower  
Low flush wc  
Pedestal wash hand basin. Wall mounted heated towel rail and tiled walls and flooring.

From the entrance hall a STAIRCASE rises to a LANDING AREA with a glazed door leading to an open BALCONY AREA which boasts stunning views over the gardens, countryside beyond and towards the South Shropshire Hills.

### MASTER BEDROOM

16'11" x 31'5" (5.16m x 9.57m)

A stunning and extremely generously proportioned master suite with large picture windows to the front and side and balcony boasting stunning views. Built in storage and ceiling spotlights.

### EN SUITE BATHROOM

Panelled bath  
Double width walk in shower cubicle  
Pedestal wash hand basin set back with exposed brickwork around  
Bidet and low flush wc. Tiled walls and flooring, wall mounted heated towel rails.

### UTILITY AREA/LAUNDRY ROOM

5'9" x 22'6" (1.74m x 6.87m)

With a wide range of wall and base units comprising of both cupboards and drawers with worktops over and tiled splash  
Ample space and plumbing for white goods  
Loft access and oil-fired central heating boiler. Door leading out to the rear garden and a further door providing access to ATTACHED 2 BEDROOMED ANNEX with accommodation as follows :

### KITCHEN/DINING ROOM

17'7" x 9'1" (5.35m x 2.78m)

Fitted with a range of matching wall and base units comprising of both cupboards and drawers with worktops over and tiled splash, integrated 4 ring induction hob with extractor over, double oven and dishwasher.

### LOUNGE

20'3" x 13'4" (6.18m x 4.06m)

Windows to the front and side overlooking the properties gardens. Double doors opening to :

### GARDEN ROOM

With French doors leading out to the garden  
Tiled floor, solid roof with ceiling spotlights. Door to :

### PRIVATE ENTRANCE HALL

With oak flooring. Window to the side and solid wood entrance door which leads out to the front with a covered oak framed entrance porch.

### BEDROOM 1

20'4" x 13'1" (6.21m x 3.99m)

Window to the side. Range of fitted wardrobes and cupboards.

### EN SUITE

Fitted with a modern white suite comprising double width shower cubicle  
Wash hand basin set to a vanity unit with cupboards beneath. Low flush wc, tiled walls and flooring.

### BEDROOM 2

9'9" x 8'11" (2.96m x 2.71m)

Window to the side.

### SECOND SHOWER ROOM

With wash hand basin set to a vanity unit with cupboards beneath  
Low flush wc, Corner shower cubicle.  
Wall mounted heated towel rail, tiled walls and flooring.

### DETACHED OAK FRAMED OUT BUILDING

With a double open GARAGE, enclosed garden store to the side and a staircase leading up to :

### HOME OFFICE

11'4" x 28'2" (3.46m x 8.58m)

With a fitted KITCHEN AREA. Velux windows, power and lighting :  
WC Corner wash hand basin and low flush wc.

### OUTSIDE THE PROPERTY

Outside the property is a large private gravelled forecourt providing ample parking and turning space, beautifully laid out GARDENS with neatly kept lawned areas, several seating areas, an ornamental pond, large Summerhouse and a detached oak garage with a garden store and home office over. Dog Kennel.  
Beyond the gardens is a further PADDOCK which is laid to pasture and has a separate entrance. The whole extends to about 2.07 acres in total.

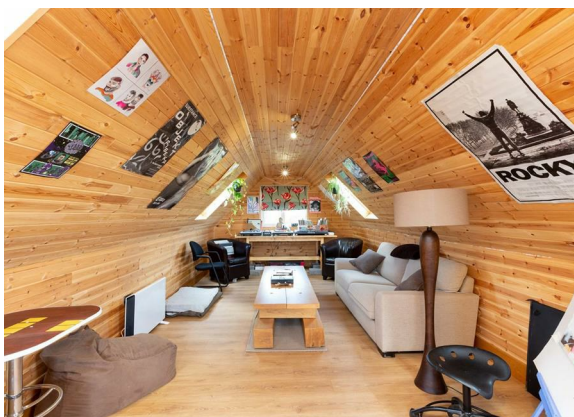
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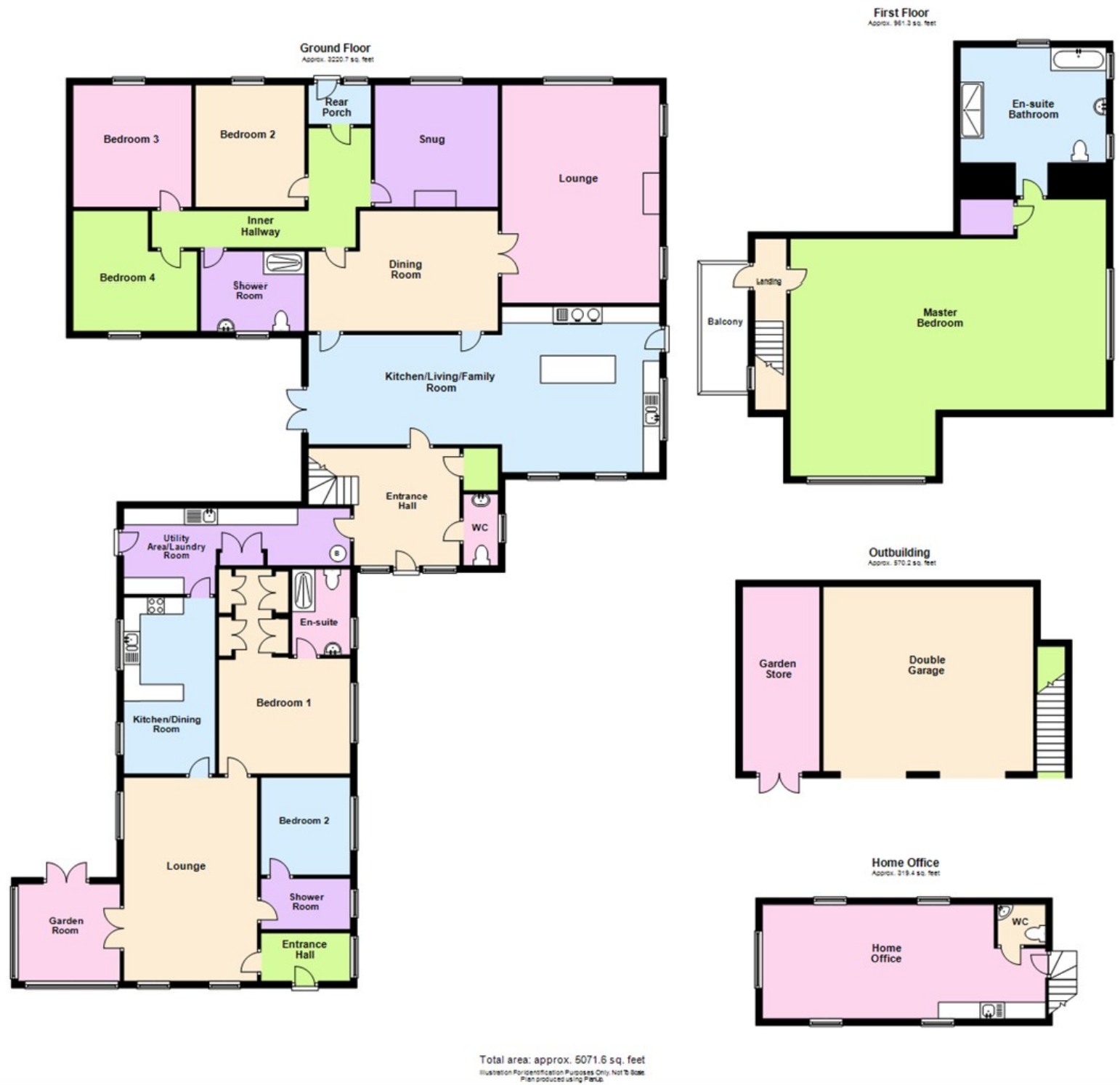








FLOOR PLANS ...

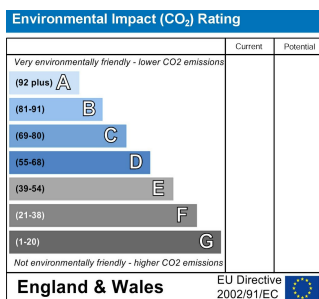
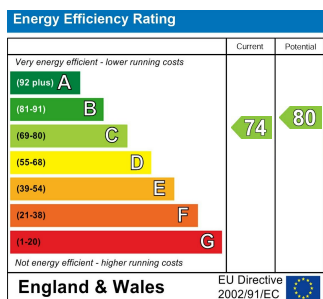




## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the Holyhead Road to Bicton and then continue into Montford Bridge, over the River Severn taking the first turning right towards Forton. Follow this road up to the top of the bank taking the first left signposted to Adcote and Little Ness. Follow this road for approx. 1.3 miles taking the second right onto a side lane where the driveway to The Meadows will be found almost immediately on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water and electricity are connected. Septic tank drainage. 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

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



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