



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 New Banks, Grafton, Montford Bridge SY4 1HG

£225,000 Region

To view this property please call us on **01743 236 800** Ref: C7309/GM/MU

A mature 3 bedroomed, semi detached house occupying a pleasant village position.

This mature 3 bedroomed semi detached house occupies a pleasant village position with countryside views. The property does require modernisation and improvements throughout but does benefit from a recently fitted air source heat pump, new radiators and UPVC double glazing. The accommodation is set over 2 floors and currently comprises : entrance hall, living room, kitchen with large walk in pantry, utility room, large store room, bathroom, 3 good sized bedrooms and separate wc. Parking for 2 to 3 cars, useful outbuilding, purpose built for use as a home office/workshop/studio. Good sized front and rear gardens.

This property provides a pleasant position in the popular hamlet of Grafton, just on the outskirts of Montford Bridge which is only approx. 6 miles west of Shrewsbury.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Part glazed entrance door
Quarry tiled floor

LIVING ROOM

15'10" x 11'9" (4.83m x 3.59m)
Feature fireplace with log burner
French doors leading out to the rear garden
Quarry tiled floor and window to the front.

KITCHEN

10'2" x 9'11" (3.09m x 3.02m)
Fitted with a range of units and Rayburn cooker
Quarry tiled floor. Window overlooking the rear garden.

LARGE WALK IN PANTRY

6'2" x 2'10" (1.88m x 0.87m)
With space and plumbing for a washing machine.

UTILITY

7'1" x 6'2" (2.15m x 1.88m)
Quarry tiled floor. Door leading out to the rear garden.

LARGE WALK IN STORE ROOM

GROUND FLOOR BATHROOM

Panelled bath with wall mounted shower unit
Pedestal wash hand basin
Low flush wc. Tiled walls.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING with window to the rear.

SEPARATE WC

With low flush wc.



BEDROOM 1

12'10" x 9'7" (3.91m x 2.92m)
Window to the front with views over countryside.
Built in wardrobe. Built in airing cupboard.

BEDROOM 2

7'9" x 11'8" (2.35m x 3.55m)
Built in wardrobe
Window to the front with countryside views.

BEDROOM 3

7'10" x 8'6" (2.38m x 2.60m)
Window to the rear overlooking the garden.

OUTSIDE THE PROPERTY

Good sized purpose built outbuilding which is perfect for use as a :

HOME OFFICE/STUDIO

18'6" x 10'11" (5.64m x 3.32m)
ADJOINING WORKSHOP or further study area to the rear. The building offers concrete flooring, power and lighting and a water supply.

TO THE FRONT the property is approached through a 5 bar wooden entrance gate onto a gravelled forecourt where there is parking for 2 vehicles and a further gateway leading to a further area of hard standing and access to the outbuilding. Paved pathway provides access to the formal reception area. Small front garden laid to lawn enclosed by mature hedging and fencing.

To the rear of the property is a particularly good sized REAR GARDEN with a paved patio seating area, large lawned area, outside water and lighting. The whole is fully enclosed by mature hedging and fencing.

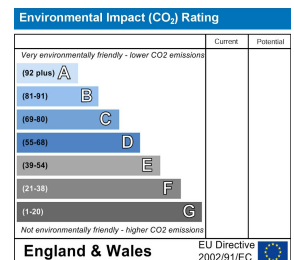
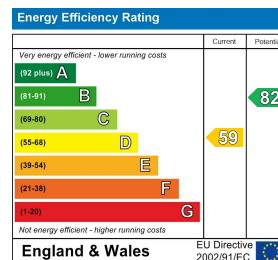


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out on the B4380 Holyhead Road on entering the village of Montford Bridge turn right at the crossroads and proceed up Lawsons Bank. Follow the road to the next junction and bear left towards Grafton. Proceed into Grafton passing Condover College on your right hand side where the entrance to the property will then be found shortly on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage 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:



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



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

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones