



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Shore Bank House, Shore Lane, Cressage,
Shrewsbury, SY5 6BS**

**Offers Invited
£725,000**

To view this property please call us on **01743 236 800** Ref: C7650/WM/KQ

A spacious and well appointed four bedroom detached family home.

This spacious, well appointed and much improved, four bedroom detached family home provides well planned accommodation briefly comprising; entrance hall, cloakroom, lounge, sitting room, dining room, garden room, kitchen. Master bedroom with en suite bathroom, three further bedrooms, bathroom and separate wc. Laundry room. Double garage and ample parking. Neatly kept and well stocked wrap around gardens. The property has undergone extensive renovation works to include; re-decoration throughout, new windows and doors, new light fittings, newly fitted column radiators, new kitchen and Burlington and Robert Welch bathroom fittings. The property also benefits from oil fired central heating and double glazing.

The property is pleasantly situated in the pretty village of Cressage which lies between Shrewsbury and Bridgnorth. The village offers a range of amenities including a primary school, Church, village hall, doctors surgery, village shop and bus service.



INSIDE THE PROPERTY

ENTRANCE HALL

Recently redecorated
New light fittings
Herringbone flooring
Staircase descending to:

BASEMENT LAUNDRY ROOM

6'1" x 2'10" (1.85m x 0.86m)

CLOAKROOM

LOUNGE

24'11" x 12'2" (7.60m x 3.71m)
Newly fitted Edwardian fire surround.

SITTING ROOM

12'5" x 12'0" (3.79m x 3.65m)
New fire surround

DINING ROOM

13'2" x 12'0" (4.02m x 3.65m)
Newly fitted fireplace
Store units
Bi-fold doors to:

GARDEN ROOM

Enjoying open views over the garden and neighbouring fields
French doors to rear garden

KITCHEN

15'5" x 9'7" (4.71m x 2.93m)
Newly fitted with a range of matching wall and base units
Integrated appliances
Walk in Pantry cupboard

GALLERIED STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

MASTER BEDROOM

17'9" x 11'9" (5.40m x 3.58m)

EN SUITE BATHROOM

Newly fitted with Burlington and Robert Welch Fittings to include;
Bath with ball and claw feet with Drench mixer shower over and shower screen
Wash hand basin, wc

BEDROOM 2

13'3" x 12'0" (4.04m x 3.65m)

BEDROOM 3

12'4" x 12'0" (3.76m x 3.65m)

BEDROOM 4

8'11" x 6'7" (2.71m x 2.00m)

BATHROOM

Newly fitted with Burlington and Robert Welch fittings to include;
Free standing roll top bath with ball and claw feet and shower attachment
Walk in shower
Wash hand basin

SEPARATE WC

OUTSIDE THE PROPERTY

DOUBLE GARAGE

This is currently divided into a home gym/store area and garage.

The property is approached over a spacious driveway providing ample parking and access to the garage. The property is enclosed on all sides by mature hedging providing privacy.

Well stocked and well maintained gardens wrap around the property and are mainly laid to lawn with good sized paved patio area, vegetable plots.

Please note there is a pending planning application concerning neighbouring open countryside, currently awaiting a decision from the local planning authority.









FLOOR PLANS ...

Ground Floor



First Floor



Basement

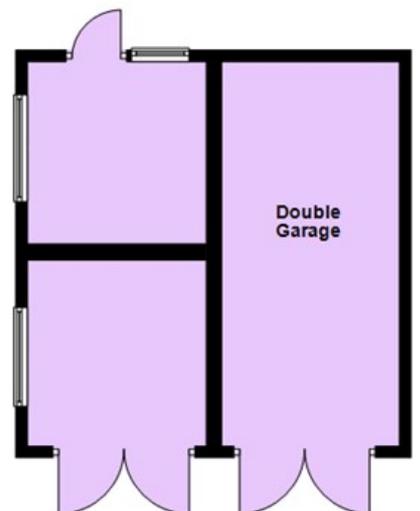


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A458 (Much Wenlock Road). After entering the village of Cressage, take a sharp right turning onto Shore Lane. Follow the lane and the property will be found after a short distance on the right hand side.



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

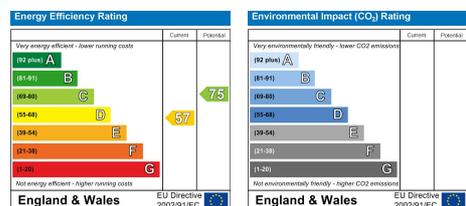
Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

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.

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:



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4 Barker Street, Shrewsbury SY1 1QJ

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Lettings and Property Management

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