



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**The Warren, Halfway House, Shrewsbury, SY5 9DD**

**£509,000 Region**

To view this property please call us on **01743 236 800** Ref: C7617/WM/KQ



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# An immaculately presented, four bedroom, detached family home.

This immaculately presented, four bedroom detached family home provides well planned and well proportioned accommodation throughout briefly comprising; entrance hall, living room, dining room, kitchen, utility, separate wc, rear porch. Master bedroom with en suite shower room, three further bedrooms and family bathroom. Integrated double garage and ample parking. Well stocked rear garden enjoying open views to the rear. The property benefits from oil fired central heating and double glazing.

The property occupies a pleasant and convenient position, approximately 8 miles from Shrewsbury and similar distance from Welshpool. Within the village of Halfway House is a village shop, public house and village hall. There is a nearby doctors surgery (Westbury). The property is also well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

15'5" x 13'0" (4.69m x 3.96m)

Inset log burner

Bay window to the front

Opening to:

### DINING ROOM

12'0" x 11'11" (3.67m x 3.64m)

Sliding doors to rear garden

### KITCHEN

12'0" x 11'9" (3.67m x 3.58m)

Range of matching wall and base units

Window to the rear

Opening to:

### UTILITY

8'7" x 7'2" (2.61m x 2.18m)

Base units with inset sink

Door to rear porch

Door to:

### SEPARATE WC

Wash hand basin, wc

### REAR PORCH

Door to rear garden

STAIRCASE rising to FIRST FLOOR LANDING

### MASTER BEDROOM

15'4" x 12'6" (4.67m x 3.81m)

Built in wardrobes

### EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

### BEDROOM 2

6'7" x 12'6" (2.00m x 3.81m)

Store cupboard

### BEDROOM 3

9'9" x 9'11" (2.96m x 3.02m)

### BEDROOM 4

10'9" x 9'11" (3.27m x 3.02m)

Built in wardrobes

### SHOWER ROOM

Newly fitted with a large walk in shower

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

The property is approached over a spacious driveway providing ample parking and access to the garage. Front garden laid to lawn with dwarf brick wall.

Side access to good sized REAR GARDEN which is laid to lawn with a spacious paved patio area providing ideal entertaining space, further paved patio area enjoying open views to the rear. Garden store shed. The garden enjoys superb open countryside views to the rear.











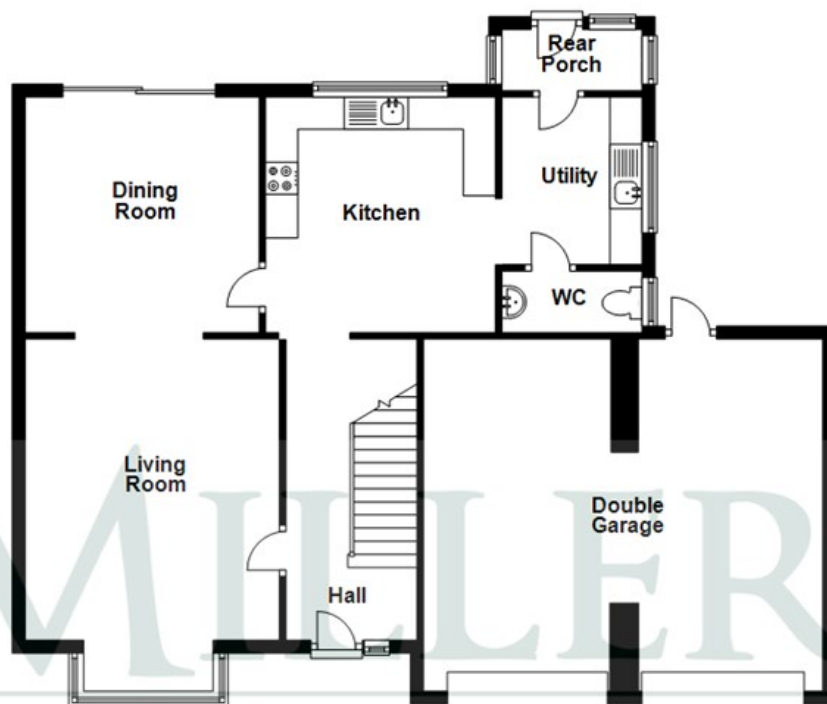




## FLOOR PLANS ...

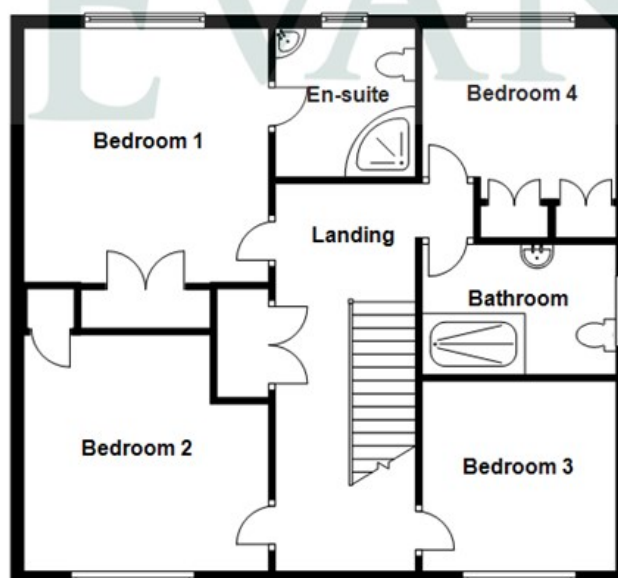
### Ground Floor

Approx. 1102.9 sq. feet



### First Floor

Approx. 839.5 sq. feet



Total area: approx. 1942.4 sq. feet

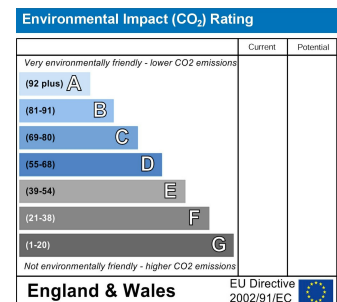
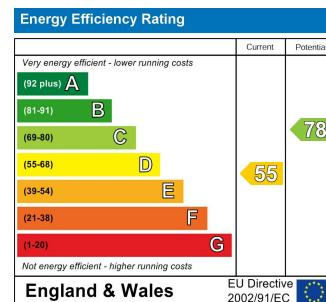
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A428 Welshpool Road. Follow the road through Ford, Rowton and Wattlesborough and shortly after crossing the B4387, turn left and The Warren 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.

### 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



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