



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Hill View, Ruyton Road, Little Ness, Shrewsbury,  
SY4 2LJ**

**Offers in the Region  
of £365,000**

To view this property please call us on **01743 236 800** Ref: C7754/WM/KQ

# A unique and well presented, three bedroom semi-detached extended cottage.

This unique and well presented, three bedroom semi-detached cottage has been extended to provide spacious well planned accommodation briefly comprising; entrance porch, entrance hall, dining room, kitchen, living room, study, bathroom, three first floor bedrooms. Garage and parking. Workshop and office area. Front and rear gardens. The property enjoys extensive countryside views and benefits from oil fired central heating.

The property occupies a fantastic position only a short drive from Nesscliffe, where there are a good range of local amenities including primary school, petrol station and village store. The property is perfectly placed with renowned walking trails nearby and surrounding countryside.



## INSIDE THE PROPERTY

### ENTRANCE PORCH

### ENTRANCE HALL

Understairs store cupboard

### DINING ROOM

12'0" x 11'9" (3.66m x 3.58m)

Large window to the front

Opening to:

### KITCHEN

10'4" x 13'0" (3.16m x 3.97m)

Range of matching wall and base units

### LIVING ROOM

9'8" x 22'5" (2.95m x 6.82m)

Two sets of French doors to gardens

Feature Sandstone wall

Log burner

Two skylights providing natural light

### STUDY

9'5" x 12'7" (2.87m x 3.83m)

Window to the side and rear

### BATHROOM

Panelled bath

Wash hand basin, wc

Store cupboards

STAIRCASE rising from the entrance hall to FIRST FLOOR

LANDING with door to large eaves storage.

### BEDROOM 1

11'11" x 11'9" (3.63m x 3.58m)

### BEDROOM 2

10'2" x 11'9" (3.10m x 3.58m)

## BEDROOM 3

10'2" x 10'4" (3.10m x 3.14m)

## OUTSIDE THE PROPERTY

### GARAGE

### LOFT ROOM

16'10" x 21'5" (5.13m x 6.53m)

### BOILER / STORE ROOM

Door to:

### OFFICE

6'5" x 7'0" (1.96m x 2.13m)

Window

Door to:

### WORKSHOP

Window and door to the rear

The property is approached through five bar wooden entrance gates over a gravelled drive providing ample parking and leading to the garage. Front garden laid to lawn with pond and flower and shrub borders.

Gate leading to rear garden which is mainly laid to lawn with paved patio area, variety of vegetable patches and well stocked shrub beds and borders. The garden is enclosed by mature hedging and enjoying countryside views.



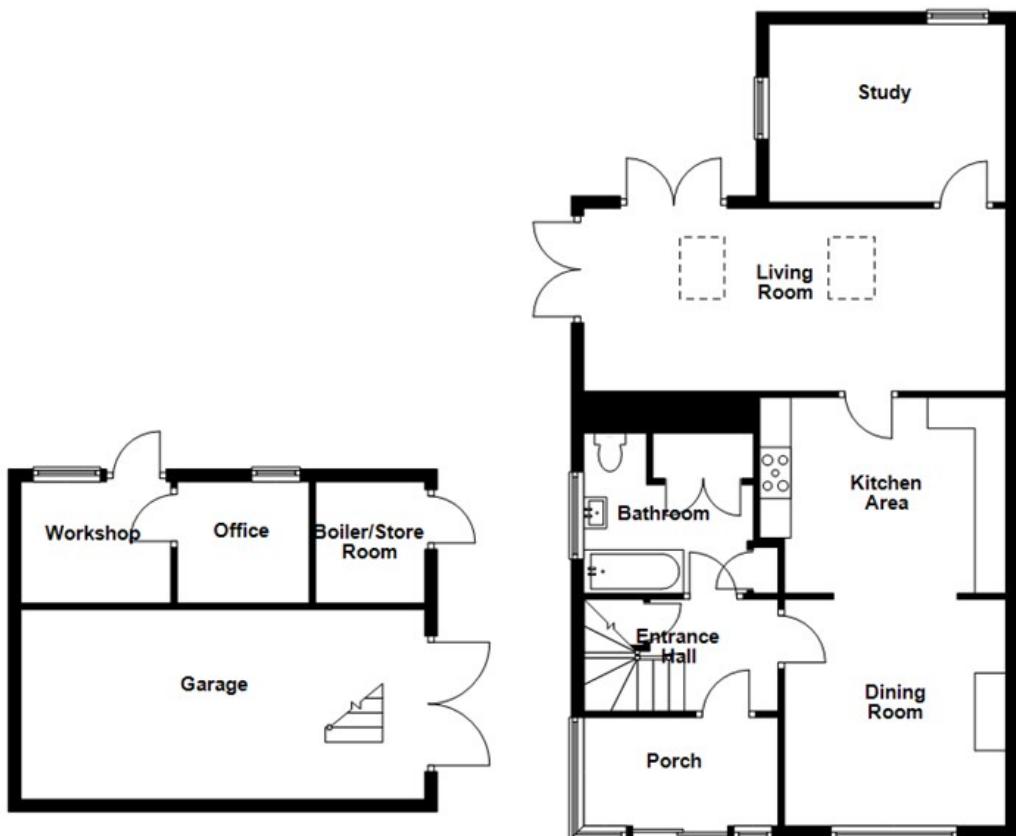






## FLOOR PLANS ...

Ground Floor



First Floor



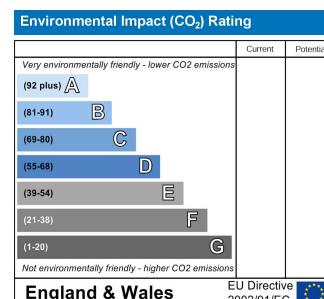
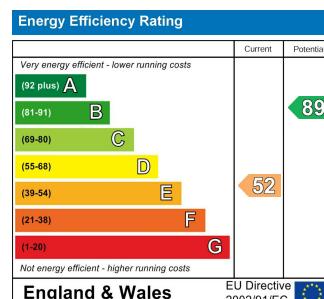
Total area: approx. 2076.2 sq. feet

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

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A5 (Holyhead Road), just before reaching the Nesscliffe island, turn right onto Roderfern Lane. Take a sharp right hand turn. Proceed for some distance, turning left at the cross roads (Signposted to Little Ness). Follow this road for some distance and continue into Little Ness, where the property will be found on the right hand side.

# HOW ENERGY EFFICIENT IS THIS PROPERTY?



## SERVICES

We understand that mains water, electricity and 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: C

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?

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The UK's number one property website

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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