



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Brockton Meadow, Brockton, Shrewsbury, SY5 9QN

£400,000 Offers

To view this property please call us on **01743 236 800** Ref: C7603/WM/KQ

A well presented, spacious, five bedroom detached family home.

This spacious five bedroom detached family home provides versatile accommodation briefly comprising; entrance hall, cloakroom, study, living room, dining room, kitchen, utility, master bedroom with en suite shower room, four further bedrooms and bathroom. Double garage and parking. Easily maintained enclosed rear garden. The property benefits from oil fired central heating and double glazing.

The property occupies a pleasant cul-de-sac position within a small development in the village of Brockton, approximately 13 miles South West of Shrewsbury. Village amenities include a primary school, children's nursery, active community centre, village/shop/post office, public house, church, excellent doctor's surgery, as well as a welcoming and friendly community. Brockton has good transport links to Shrewsbury and Welshpool where there are shopping centres, supermarkets and a range of high street and independent shops and leisure facilities within easy reach. There is a local Co-op store 10 minutes away in Churchstoke.



INSIDE THE PROPERTY

ENTRANCE HALL

Understairs store cupboard
Cupboard housing Worcester oil fired boiler

CLOAKROOM

Wash hand basin, wc

STUDY

10'6" x 7'1" (3.20m x 2.16m)

LIVING ROOM

14'5" x 14'3" (4.39m x 4.34m)
Feature fireplace with surround and mantel
Sliding patio doors to rear garden
Opening to:

DINING ROOM

11'4" x 10'2" (3.45m x 3.10m)
Window enjoying open countryside views

KITCHEN

14'1" x 10'6" (4.29m x 3.20m)
Range of matching wall and base units with work surface over
Built in Bosch oven with hob and extractor hood over
Door to:

UTILITY

Base unit with work surface and inset sink unit
Space and plumbing for white goods
Door to side of property

STAIRCASE rising from the entrance hall to FIRST FLOOR
LANDING with access to roof space.

MASTER BEDROOM

12'10" x 10'6" (3.91m x 3.20m)
Two double door built in wardrobes
Window to the side

EN SUITE SHOWER ROOM

Shower cubicle
Wash hand basin, wc

BEDROOM 2

13'0" x 10'6" (3.96m x 3.20m)
Window overlooking the rear garden

BEDROOM 3

12'8" x 10'6" (3.86m x 3.20m)
Window enjoying far reaching views

BEDROOM 4

12'8" x 7'5" (3.86m x 2.26m)

BEDROOM 5

8'11" x 6'11" (2.72m x 2.11m)

BATHROOM

Panelled bath with shower attachment over
Wash hand basin, wc

OUTSIDE THE PROPERTY

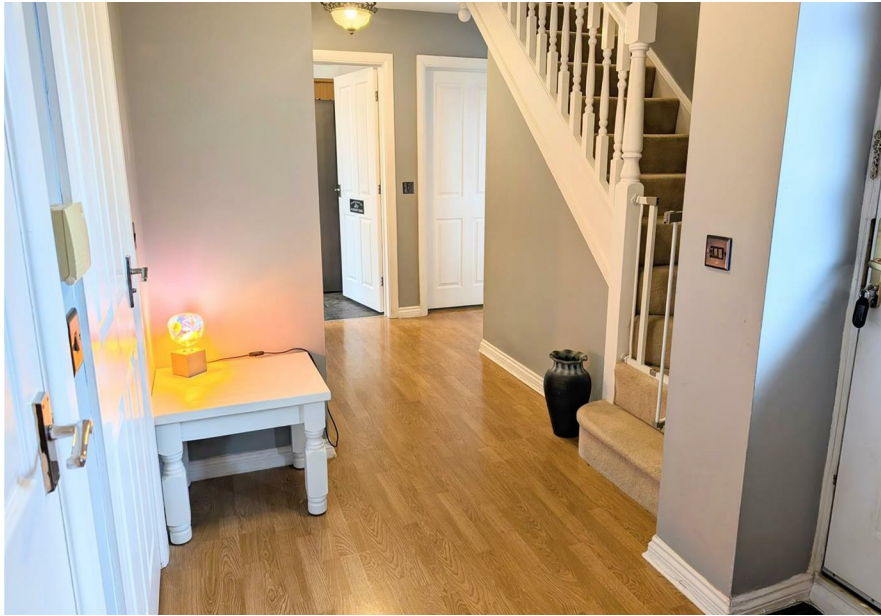
DOUBLE GARAGE

Twin up and over doors
Power and lighting
Personal door to garden

The property is approached over a tarmacadam driveway providing ample parking and leading to the double garage. Easily maintained front garden laid to gravel with access down both sides of the property to the rear.

Enclosed, well stocked REAR GARDEN laid mainly to artificial lawn flanked by raised borders and a selection of specimen shrubs, good sized paved patio providing ideal seating area and a further gravelled area to the side.



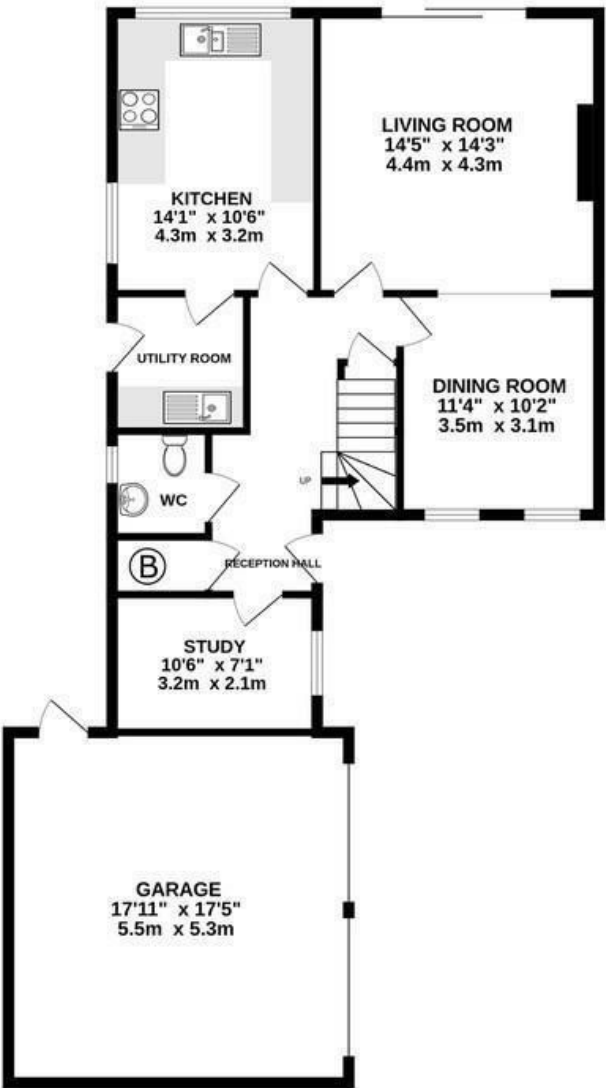




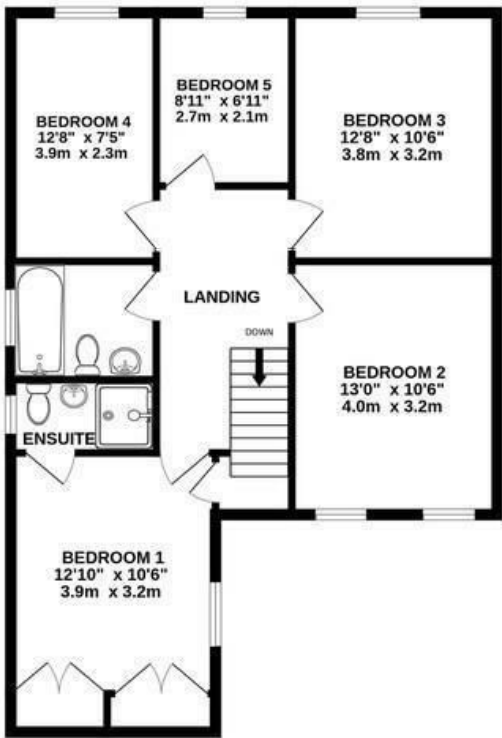


FLOOR PLANS ...

GROUND FLOOR
1063 sq.ft. (98.7 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.1 sq.m.) approx.



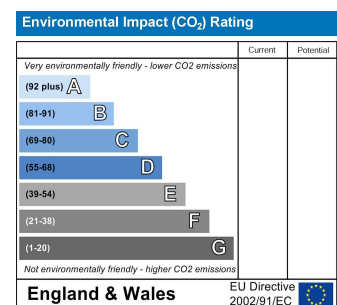
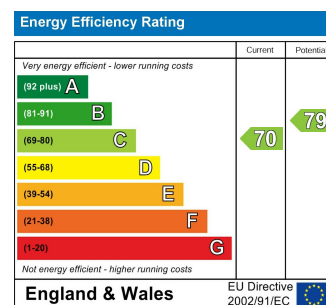
TOTAL FLOOR AREA : 1817 sq.ft. (168.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B4386 (Montgomery Road) passing through Nox, Yockleton, Westbury and Worthen. On entering Brockton, Brockton Meadow will be found on the right hand side and having turning into the cul-de-sac, turn immediate left where the property will be found.

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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