



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Lingfield, Plealey, Pontesbury, Shrewsbury, SY5 0UY

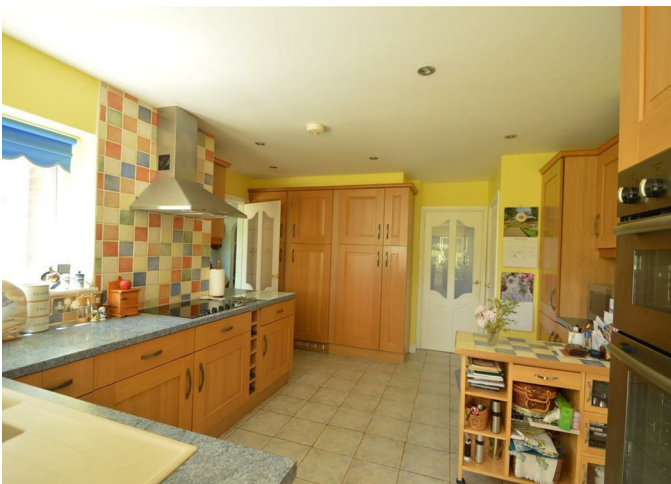
£550,000 Region

To view this property please call us on **01743 236 800** Ref: C7383/GM/KQ

An extremely spacious, four bedroom detached property, set in an enviable position with stunning countryside views.

This extremely spacious and attractive, four bedroom detached property provides flexible and adaptable accommodation throughout, in brief the accommodation includes; porch, entrance hall, kitchen/breakfast room, utility room, cloakroom, dining room, lounge, garden room, ground floor bedroom/study, ground floor bathroom. Three further double bedrooms to the first floor, dressing room and shower room. Double garage and large workshop. Ample parking. Well presented and good sized south facing gardens. The property benefits from PVCu double glazing and an air source heat pump, as well as solar panels, which generate a healthy income, high insulation and a brand new hot water tank.

The property occupies an enviable position in this highly sought after village on the south western side of Shrewsbury. The property occupies a extremely good sized plot and boasts stunning views over adjoining countryside and towards Pontesbury Hill. Plealey is approximately 3/4 of a mile from the popular village of Pontesbury, where there is an excellent range of amenities, including primary and secondary schools, a frequent bus service to Shrewsbury, a village shop/post office, co-op, village church, butchers, as well as doctors and dentists. Plealey is well placed for easy access to the Shrewsbury by-pass which also provides an M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

PORCH

Glazed entrance door
Quarry tiled floor

ENTRANCE HALL

Understairs storage
Further built in cloaks cupboard

KITCHEN / BREAKFAST ROOM

22'0" x 11'10" (6.70m x 3.61m)
Fitted with a range of matching wall and base units comprising of cupboards and drawers with worktops over
Tiled splash
Range of integrated appliances including a double oven and four ring ceramic hob with extractor over
French doors to rear garden
Walk in Pantry with window
Tiled floor

UTILITY

15'0" x 4'8" (4.58m x 1.43m)
Fitted units with worktops over and tiled splash
Space and plumbing for white goods
Tiled floor
Door to the driveway

CLOAKROOM

White suite comprising;
Wash hand basin, wc
Tiled floor

DINING ROOM

11'2" x 10'0" (3.40m x 3.05m)
Bay window to the rear overlooking the garden and with stunning views over open countryside
Archway to:

LOUNGE

18'2" x 11'11" (5.54m x 3.63m)
Feature fireplace with log burner
Windows to the front and side overlooking the gardens
Double doors to:

GARDEN ROOM

French doors to rear garden
Windows to the side and front with a stunning outlook
Tiled floor

STUDY / BEDROOM 4

8'0" x 11'10" (2.45m x 3.61m)
Window to the front with a pleasant outlook

BATHROOM

Panelled bath with shower screen and shower unit over
Wall mounted wash hand basin, wc
Tiled walls and floor
Ceiling spotlights

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

11'3" x 13'1" (3.42m x 3.98m)
Range of fitted wardrobes
Window to the front with stunning views
Fitted sink unit

BEDROOM 2

8'0" x 13'4" (2.43m x 4.07m)
Built in wardrobes
Fitted sink unit
Window to the rear overlooking the garden boasting stunning countryside views

BEDROOM 3

12'2" x 9'1" (3.71m x 2.78m)
Windows to the side and rear boasting stunning countryside views
Built in wardrobes

DRESSING ROOM

9'9" x 7'2" (2.98m x 2.18m)
Windows to the side and rear with beautiful outlook
Range of fitted wardrobes
Built in airing cupboard with shelving and housing the hot water cylinder

SHOWER ROOM

White suite comprising;
Tiled shower cubicle
Wash hand basin, wc

OUTSIDE THE PROPERTY

DOUBLE GARAGE

Double doors
Concrete floor
Power and lighting
Service door to Utility room
Further door to:

WORKSHOP

Concrete floor
Power and lighting
Door to rear garden

The property is approached over a tarmacadam driveway providing ample parking and vehicular access to the garage.

Agents Note: There is ample space above the garage to convert to further accommodation if required (subject to any necessary planning permissions).

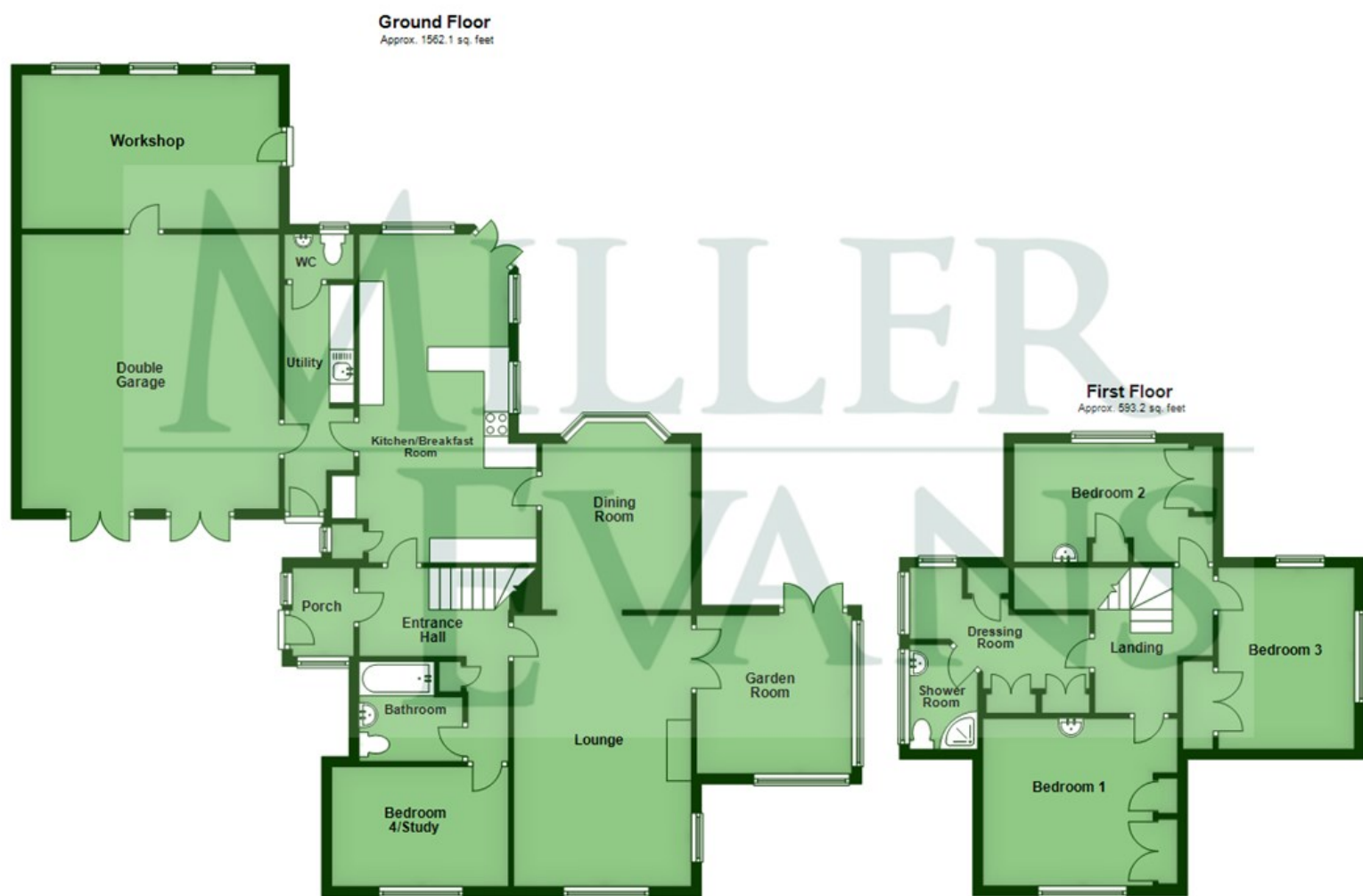
The gardens, which are predominantly south facing are a particular feature of this property and surround on all three sides and offer a high degree of privacy, whilst boasting stunning countryside views over adjoining farmland and towards Pontesbury Hill. The gardens are largely laid to lawn with well stocked floral shrub beds and borders, ornamental trees and mature hedging, raised vegetable and fruit beds and a greenhouse, wild flower meadow, two paved patio areas and garden store.







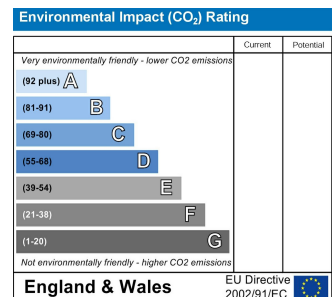
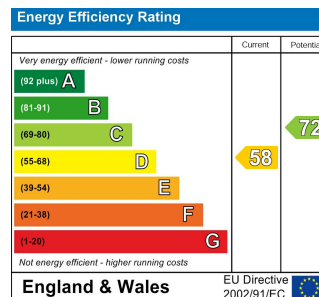
FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 (Bishops Castle Road). Proceed through Hanwood, shortly before reaching Pontesbury, turn left at the cross roads towards Plealey. At the junction, turn left again, where the property will be found immediately on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage are connected. Air source heating. Septic tank drainage.

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: D

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.

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