



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Park Cottage, Betton Strange, Cross Houses,
Shrewsbury, SY5 6JA**

£355,000 Region

To view this property please call us on **01743 236 800** Ref: C7335/DM/KQ

An attractive and charming three bedroom detached cottage.

This attractive and charming three bedroom detached cottage has been carefully upgraded and extended by the current owner to provide well planned and well proportioned accommodation. The accommodation has the benefit of oil fired central heating, double glazing and many characterful features including exposed beams and an open fire. The accommodation briefly comprises; dining area, kitchen/breakfast room, utility, cloakroom, lounge, study, three bedrooms and bathroom. An attractive cottage garden and private courtyard. Car port with adjoining workshop/lock-up. Viewing is highly recommended.

The property occupies a delightful and peaceful position on this small development of similar properties, adjacent to Betton Strange Hall, within the lovely mature grounds. Park Cottage boasts enviable countryside views and its location is ideal for access onto the A5 with the adjoining M54 motorway link and also for those travelling into Shrewsbury.



INSIDE THE PROPERTY

DINING AREA

7'6" x 15'0" (2.28m x 4.57m)

Exposed beams

Window to the front

Opening to:

HALLWAY

Understairs store cupboard

CLOAKROOM

Wash hand basin, wc

KITCHEN / BREAKFAST ROOM

16'1" x 9'3" (4.89m x 2.81m)

Fitted with a range of matching wall and base units comprising of cupboards and drawers

Worktops over and tiled splash

Window to the rear with a delightful outlook over the adjoining parkland and countryside

Window to the front and side

Pedestrian door leading to courtyard

UTILITY

4'11" x 4'1" (1.50m x 1.25m)

Space and plumbing for white goods

Fitted worktops

LOUNGE

16'1" x 12'0" (4.89m x 3.67m)

Windows to the front and rear with the rear aspect providing a delightful outlook over the adjoining parkland and open countryside

Open fire

Double doors leading to:

STUDY

10'10" x 8'6" (3.30m x 2.58m)

Windows to the front and side

Door to garden

STAIRCASE rising from the hallway to FIRST FLOOR
LANDING with built in airing cupboard

BEDROOM 1

16'1" x 12'1" (4.89m x 3.69m)

Windows to the side and rear with a delightful outlook

Large walk in wardrobe

BEDROOM 2

16'1" x 9'6" (4.89m x 2.89m)

Windows to the rear and side with a delightful outlook

Built in wardrobe

BEDROOM 3

7'6" x 6'11" (2.28m x 2.10m)

BATHROOM

Modern white suite comprising;

Panelled bath with shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is approached over a cobbled pathway with pedestrian access to the reception area.

Gated access to the attractive walled garden, which is mainly laid to lawn with a Summerhouse and well stocked shrub border. There is a private courtyard which is fully paved for ease of maintenance and enclosed by an attractive wall with gated access to the front of the property. Car port. Adjoining workshop/lock-up.

Additional parking in the communal parking area, which is used and maintained by all the residents of Betton Mews.



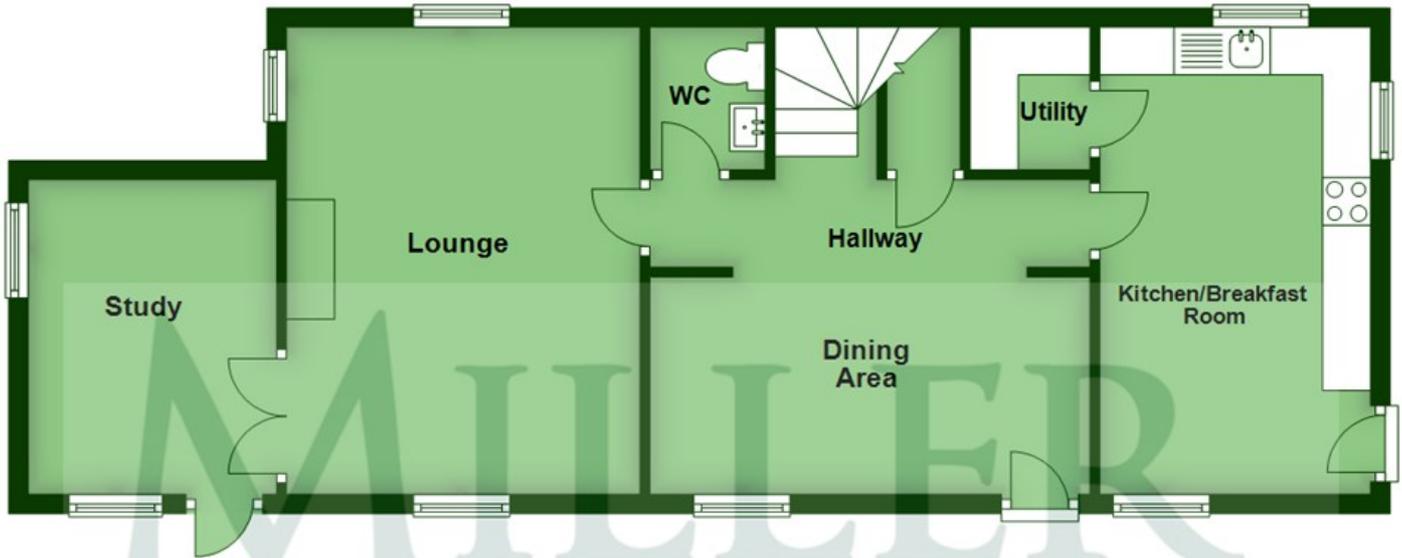




FLOOR PLANS ...

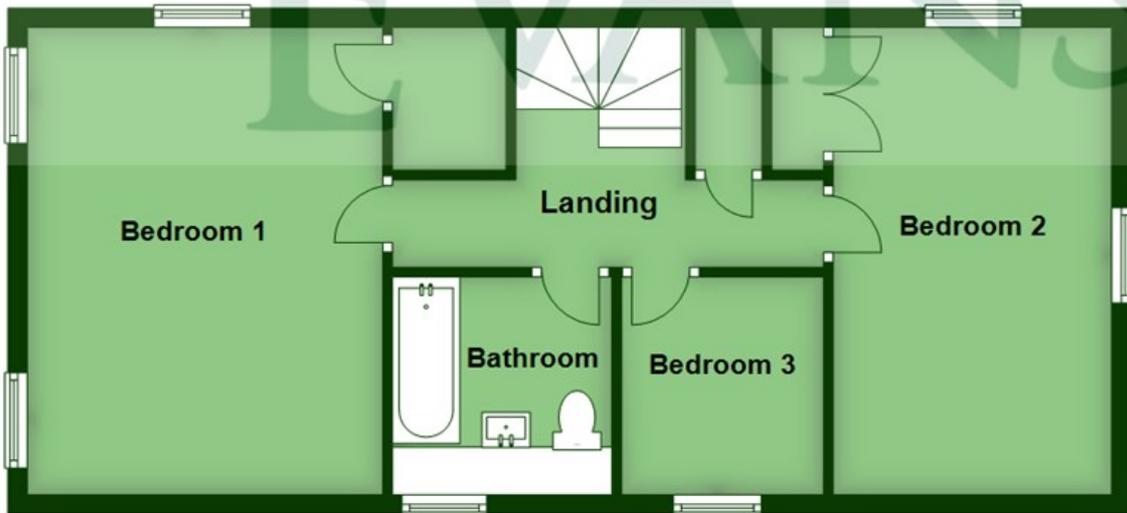
Ground Floor

Approx. 688.5 sq. feet



First Floor

Approx. 593.3 sq. feet



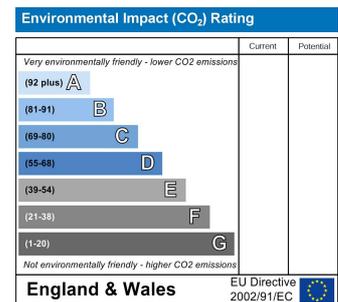
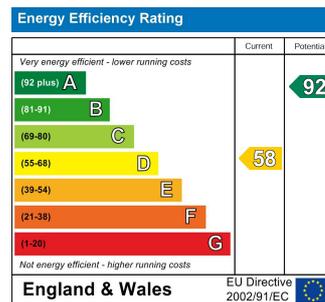
Total area: approx. 1281.8 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A458 (Much Wenlock Road). Take the first right towards Pitchford and Acton Burnell. Proceed for approximately 1/2 a mile, taking the right hand turn towards Betton Strange. Proceed along the road for approximately 1/4 of a mile, turning right for Betton Hall and Betton Mews. Follow this road into the walled courtyard and parking area. The property will then be found to the right hand side of the development.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water and electricity are connected. Oil fired central 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: 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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