



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 The Paddocks, Poynton Road, Shawbury,
Shrewsbury, SY4 4NQ**

**Offers In The Region
Of £550,000**

To view this property please call us on **01743 236 800** Ref: C7686/WM/lrd

A spacious and imposing, 4 bedroom detached family home.

This imposing 4 bedroom detached family home, provides well proportioned, spacious accommodation throughout, and briefly comprises: entrance hall, living room, kitchen/dining room, conservatory, study, utility, WC, four bedrooms, two with en-suite shower rooms, and a family bathroom. Double garage and neatly kept front and rear gardens. The property also benefits from gas fired central heating.

The property is pleasantly situated within the popular village of Shawbury where there are an excellent range of local amenities including primary school, church, supermarket and butchers, the renowned Fox and Hounds public house, and frequent bus service to the nearby Shrewsbury town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM / WC

Low flush WC and wash hand basin

STUDY

8'10" x 10'0" (2.69m x 3.04m)

Window to the front

KITCHEN / DINING ROOM

11'7" x 21'1" (3.52m x 6.43m)

Two windows to the rear

Matching range of wall and base units

Underfloor heating

French doors to the Conservatory

UTILITY ROOM

5'8" x 6'8" (1.73m x 2.03m)

Wash hand basin and base units

Access to the side of the property

LIVING ROOM

26'8" x 13'9" (8.14m x 4.20m)

Window to the front,

Large Inglenook fireplace

French doors to:

CONSERVATORY

Provides panoramic views of the rear garden

French doors leading out to and opening onto the rear garden and patio

From the entrance hall, STAIRCASE rises to a FIRST FLOOR LANDING

BEDROOM 1

16'3" x 13'9" (4.96m x 4.20m)

Window to the front

Fitted wardrobes

EN-SUITE SHOWER ROOM

Window to the front

Large walk in shower cubicle

Wash hand basin

Low flush WC

Storage cupboard

BEDROOM 2

11'2" x 13'2" (3.40m x 4.01m)

Window to the front,

EN-SUITE SHOWER ROOM

Window to the side,

Shower cubicle

Low flush WC

Wash hand basin

BEDROOM 3

11'8" x 11'6" (3.56m x 3.50m)

Window to the rear

Fitted wardrobes

BEDROOM 4

10'1" x 13'9" (3.08m x 4.20m)

Window to the rear,

Fitted wardrobes

PRINCIPAL BATHROOM

Window to the rear

Stand alone bath

Low flush WC

Wash hand basin

OUTSIDE THE PROPERTY

DOUBLE GARAGE

Up and over door

Four additional parking spaces

The property is divided from the road by picket fencing with gated access over a pathway leading to the reception area, flanked by lawn with shrub beds and borders. Gated access to the side of the property leading to the enclosed rear garden.

Enclosed rear garden laid mainly to lawn with paved patio, providing ideal seating area, brick paved pathways leading to the conservatory and garage, further gravelled area with vegetable garden. The garden is enclosed on all sides by mature hedging affording the property privacy.



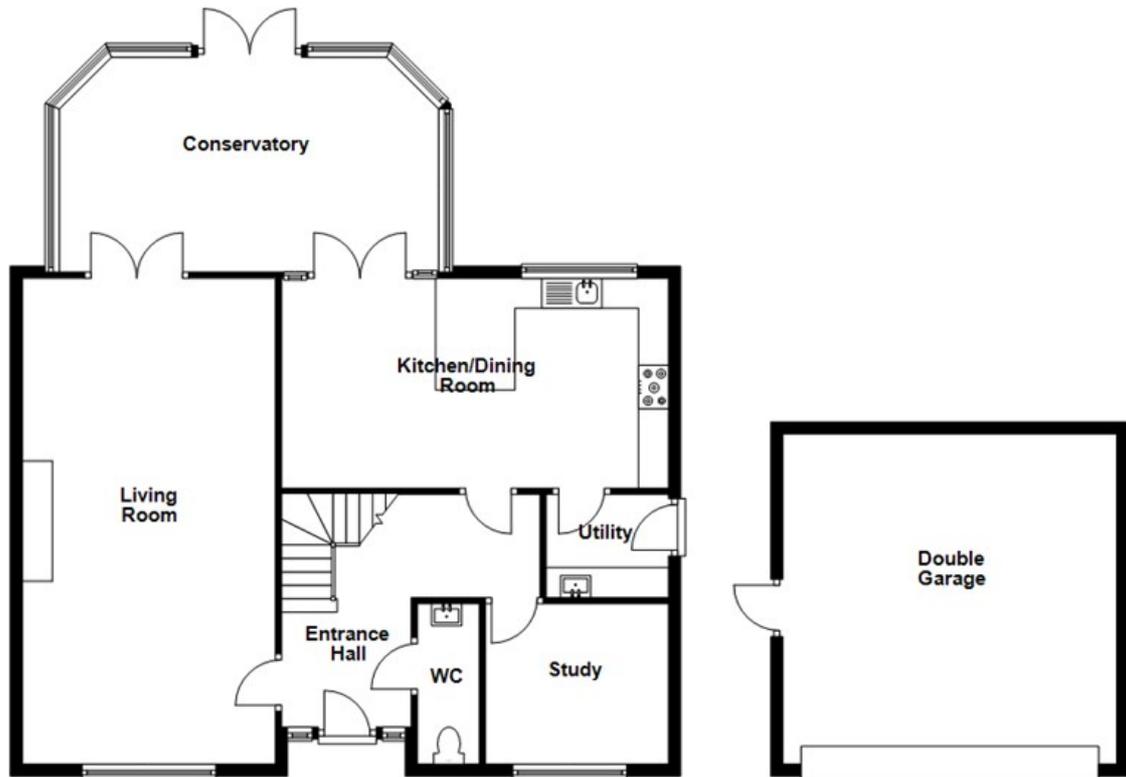




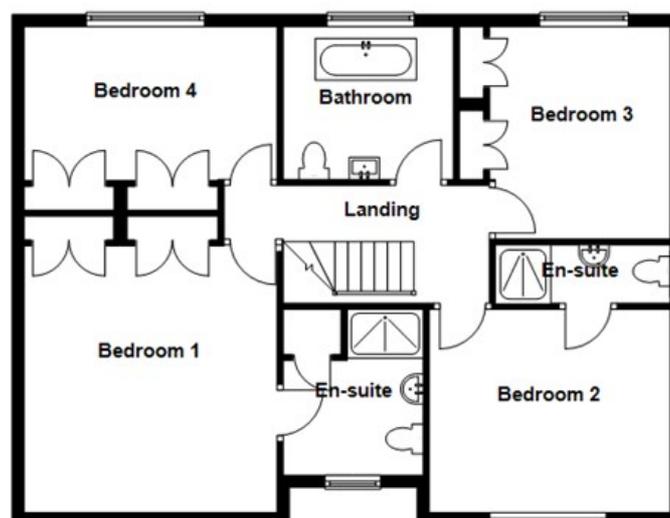


FLOOR PLANS ...

Ground Floor



First Floor

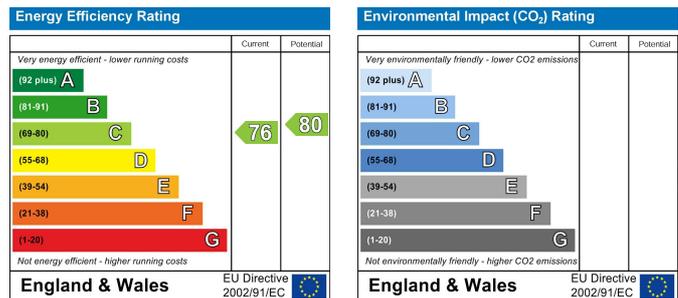


Total area: approx. 2420.4 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A53 Newcastle/Market Drayton road and proceed into Shawbury. Proceed through the traffic lights, and take the first right into Church Street. Follow Church Street onto Poynton Road and after some distance, take a right hand turn onto The Paddocks where the property will be found at the end of the road on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

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: F

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:



Head Office:

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4 Barker Street, Shrewsbury SY1 1QJ

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Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

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Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)