



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Montrose, Drury Lane, Montford Bridge, Shrewsbury, SY4 1DT

£250,000 Region

To view this property please call us on **01743 236 800** Ref: C7516/WM/lrd

A charming 3 bedroom, link detached family home, in need of some modernisation.

CASH BUYERS ONLY. This 3 bedroom, link detached family home, whilst requiring some modernisation, provides well planned and well proportioned accommodation throughout; briefly comprising: entrance hall, downstairs wc, living room, dining room, kitchen, three bedrooms and family bathroom. Single garage, ample space for parking and neatly kept front and rear gardens. The property benefits from oil fired central heating.

*A structural survey has recently been carried out on the property due to movement having occurred in the past. Buyers will need to confirm that they have read a copy of the report before they view as it gives details of this and other matters which buyers should be aware of. The survey report states that "we would recommend continuous monitoring of all defects noted above, with particular concentration on the sloping bottom left corner of the rear elevation, and sloping floor in the rear right corner of the dining room. The monitoring should be for a period of 12 months." Even so, the price has been reduced to reflect overall modernisation costs and the issues raised in the structural report. We can email a copy of the report on request. Drains survey also available.

Situated near the end of a leafy, residential country lane, this charming three bedroom detached family home is only 3 miles from Shrewsbury and a short drive to the A5 bypass, giving easy access to the major motorway corridors serving Birmingham, Manchester and London. Occupied by the same family since its construction in 1966, there is no upward chain.

The property's location, backing onto fields at the rear and facing a converted chapel at the front, affords it a relaxed and peaceful setting.

FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

WC

Wash hand basin
Low flush wc
Window to the front

LIVING ROOM

12'8" x 16'6" (3.87m x 5.02m)
Feature fireplace
Window to the front and side
Open plan to:

DINING ROOM

10'6" x 9'4" (3.21m x 2.85m)
Window to the side
French doors to the garden

KITCHEN

9'4" x 9'4" (2.85m x 2.85m)
A range of wall and base units
Window to the rear

From the ENTRANCE HALL, a STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

12'7" x 6'7" (3.84m x 2.00m)
Window to the rear
Internal storage area

BEDROOM 2

11'7" x 15'11" (3.52m x 4.86m)
Window to the front
Internal storage area

BEDROOM 3

8'9" x 9'5" (2.67m x 2.88m)
Window to the front
Internal storage area

BATHROOM

Window to the rear
Shower cubicle
Wash hand basin
Low flush wc

OUTSIDE THE PROPERTY

GARAGE

The spacious driveway, beside a neatly maintained front garden offers parking for four vehicles and provides access to a single link garage. At the rear is a beautifully kept mature garden laid to lawn with floral and shrubbery borders enclosed by mature hedging and wooden fencing. A summerhouse and a cute brick building complete the scene.



Approaching from Shrewsbury, proceed on The Mount. Turn right at the traffic lights and follow the road round onto the B4380. Proceed past Bicton. After some distance, take the next left turn onto the B4473 and then a right turn onto Drury Lane where the property will be found at the end of the road on the left hand side.



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>	100	52	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		

We understand that mains water, electricity and drainage are connected

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

Council Tax Band D

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

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

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.

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.



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



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

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones