



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

7 Broad Oak Cottages, Broad Oak, Albrighton SY4 3AF

£180,000 Region

To view this property please call us on **01743 236 800** Ref: C7140/GM/MU

An attractive, mature, 3 bedroomed semi-detached property.

This attractive, mature, 3 bedroomed semi-detached property provides well planned and well proportioned accommodation and briefly comprises : entrance porch, living room with an open fireplace, kitchen, rear porch, walk in pantry, conservatory, ground floor bathroom and 3 good sized bedrooms. Off road parking and attractive, good sized garden. The property also benefits from double glazing and oil-fired central heating.

The property is pleasantly situated on the north west side of Shrewsbury in a semi rural location with stunning views to the front and rear. Shrewsbury itself offers an extensive range of facilities and amenities including good schools, both in the private and public sectors and good shopping and transport facilities. The property is particularly well placed for easy access to the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE PORCH

LIVING ROOM

14'5" x 14'8" (4.39m x 4.46m)

Attractive fireplace with open fire

Large understairs store cupboard with shelving

Further store cupboard with fitted shelving.

KITCHEN

13'8" x 6'0" (4.16m x 1.83m)

Fitted with a range of matching wall and base units with space and plumbing for various appliances

Window to the side overlooking the garden

Door to :

REAR PORCH

With access to :

PANTRY

4'8" x 3'1" (1.41m x 0.94m)

With fitted shelving.

CONSERVATORY

Constructed of brick and UPVc with double glazed French doors leading out to the rear garden

Laminate flooring.

BATHROOM

Fitted with a white suite comprising panelled bath with shower over

Low flush wc

Wash hand basin

Part tiled walls.

A STAIRCASE rises from the living room to the FIRST FLOOR LANDING

BEDROOM 1

14'5" x 9'6" (4.39m x 2.90m)

Attractive feature fireplace

Window to the front with views over open countryside.

BEDROOM 2

8'7" x 11'1" (2.61m x 3.39m)

Window to the side overlooking the garden and countryside beyond.

BEDROOM 3

8'6" x 7'8" (2.59m x 2.34m)

Window to the side overlooking the garden and countryside beyond.

OUTSIDE THE PROPERTY

TO THE FRONT of the property is a small garden laid to lawn and enclosed by picket fencing.

Private driveway leads down the side of the property and around to the rear providing parking and turning space.

The GARDEN is of a good size, mainly laid to lawn with attractive shrub borders, enclosed by mature hedging to the front and with an open aspect to the rear with fields beyond.

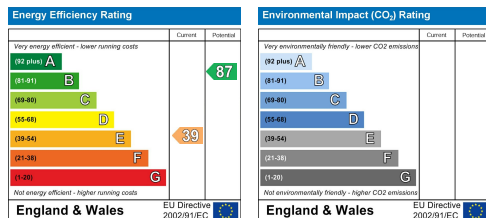


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A528 Ellesmere Road. Proceed to the island taking the second exit and continuing on the A538 towards Ellesmere. Proceed for a short distance where the property will be found on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage 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

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:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

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