



Roger
Parry
& Partners

Breidden View, Lower Road, Myddle,
Shrewsbury, SY4 3QS



**Breidden View, Lower Road, Myddle, Shrewsbury, SY4 3QS
Offers In The Region Of £535,000**

A truly amazing, detached, bungalow set in an elevated position on the outskirts of the village enjoying outstanding views over open countryside and as far as the eye can see. The accommodation is of a generous nature consisting briefly of, entrance porch, large reception hall, spectacular split level drawing room, and conservatory, both taking advantage of those lovely views, good sized dining room, kitchen/breakfast room, and utility room. The master bedroom suite which has its own dressing room and full en suite also enjoys the glorious views to the front. Inner hallway gives access to two further, large, double bedrooms and family bathroom. Sweeping tarmac driveway leads up through the front gardens to the property and gives access to a double garage and adjoining workshop. The front garden are extremely private and laid to lawns with a variety of specimen trees and shrubs inset, gazebo and aluminium greenhouse set to one side and further patio and gardens situated to the rear.



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Myddle village has a range of local amenities including pub, junior school, and church. Further comprehensive services are available at the larger, neighbouring village of Baschurch with both the towns of Shrewbury and Wem also just a short drive away.

ACCOMMODATION COMPRISING:

ARCHED RECESSED PORCH

Feature double wooden doors with leaded glass inlay and brass furnishings lead to uPVC panel and glazed front door with opaque glass, full-length side screen to one side leads to:

LARGE RECEPTION HALL

16'0" x 8'3"

With radiator, central light point, power points, dado rail, telephone point, built in airing cupboard with lagged cylinder and shelving, built in cloaks cupboard with range of shelving and lighting point, loft ladder gives access to partially boarded roof space with lighting.

Reception hall gives access to:

SPECTACULAR SPLIT-LEVEL DRAWING ROOM

23'8" x 19'3"

With stone-built fireplace with raised Quarry tile hearth (presently sealed off but the chimney is still in situ), two large double radiators, two central light points with ceiling roses, coved cornice, dado rail, power points and TV aerial socket, large uPVC double glazed window to the front enjoying spectacular elevated views over surrounding fields and countryside as far as the eye can see.

Drawing room opens into:

DINING ROOM

14'3" x 11'3"

With matching ceiling rose, coved cornice and dado rail, power points, uPVC double glazed window to the side. Further uPVC double glazed, sliding patio doors lead to rear gardens. Service door to kitchen.

From drawing room, sliding patio doors lead to:

UPVC CONSERVATORY

10'10" x 10'6"

With ceramic tiled flooring, power points, and enjoying spectacular elevated views over surrounding fields and countryside as far as the eye can see. French door gives access to small raised patio area.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

16'0" x 13'0"

With range of Shaker style units comprising one and a half bowl, single drainer sink unit set into granite worksurfaces, extending to two wall sections with range of cupboards and drawers under and tiled splash above, built in dishwasher, Stanley Range set to alcove (supplying central heating and domestic hot water), range of eye level cupboards incorporating display shelving and built-in microwave. Further range of full-length units set to opposite wall with recess suitable for American style fridge-freezer. Central island unit with built in wine rack and breakfast bar, ceramic tiled flooring, radiator, range of recess spotlights, ample power points, tiled sill to uPVC double glazed window to the rear, service door to dining room. From kitchen/breakfast room, door to:

UTILITY ROOM

10'1" x 7'0"

With range of matching units with stainless steel, single drainer sink unit set into granite effect, laminate work surface with double cupboard under and tiled splash above, further full-length cupboard alongside, ceramic tiled flooring, wall mounted ladder style radiator, space and plumbing set for automatic washing machine, strip light, uPVC double glazed window, and service door to the rear.

From main reception hall, small recess gives access to:

MASTER BEDROOM SUITE

DRESSING ROOM

14'6" x 10'6"

With extensive range of built in wardrobes, radiator, recess spotlights, and large uPVC, double glazed window to the front enjoying lovely, open outlooks over surrounding fields and countryside. Dressing room opens into:

BEDROOM AREA

12'2" x 10'8"

With radiator, power and lighting points, range of further built in cupboards, recess spotlights, TV aerial socket, uPVC double-glazed window to the front, again enjoying outstanding elevated views. Bedroom area gives access to:

LARGE EN SUITE

12'0" x 7'5"

With walk-in shower with glazed sliding door and fitted Mira Event XS electric shower unit, fully tiled to shower area with light and extractor fan above, panelled bath with tile surround, pedestal wash basin, WC, bidet and radiator. Half tiled to remaining wall sections, range of recess spotlights, double glazed, opaque glass window to the side.

Main reception hall gives access to:

INNER HALLWAY

13'8" x 3'10"

With central light point and dado rail, giving access to remaining bedroom accommodation comprising:

BEDROOM TWO

19'5" x 10'4"

With radiator, power and lighting points, large built-in double wardrobe with hanging rail and top shelf. Double glazed window to the side.

BEDROOM THREE

14'5" x 11'1"

With radiator, power and lighting points, double glazed windows to the side and rear.

FAMILY BATHROOM

10'0" x 8'5"

Fitted with full suite comprising one corner shower cubicle with glazed sliding doors and fitted Mira Event XS electric shower unit, panelled spa bath, vanity wash hand basin with range of cupboards under and built in WC alongside, mirror, lighting point and shaver socket above, chrome towel rail/radiator, ceramic tiled flooring, fully tiled to all walls, range of recess spotlights, extractor fan, tiled sill to double glazed opaque glass window to the rear.

OUTSIDE FRONT

The property is approached off the council-maintained lane onto sweeping tarmac driveway that extends up to the property. The first section of the driveway is shared with the neighbouring property but not presently used by them. The driveway extends across the front of the property giving access to extensive off-road parking and turning area situated to the right-hand side of the property and giving access to:

DETACHED BRICK BUILT GARAGE AND WORKSHOP

GARAGE

18'9" x 16'9"

With electric operated double roller door, concrete floor, power and lighting points, window to the rear, further service door and small window to the side. Garage gives access to:

ADJOINING BRICK BUILT WORKSHOP

10'0" x 9'3"

With power and lighting points, window to the side and service door leading out to the rear gardens.

FRONT GARDENS

These are laid to good sized lawns with a number of specimen trees and shrubs inset, gazebo and aluminium framed greenhouse. Further shrubbery and paved patio leads up the left-hand side of the property giving access to the rear.

From the driveway steps lead up to the front door with raised patio set to one side which can also be approached from the conservatory. Wrought iron gate and feature brick archway situated to the right of the garage leads to paved pathway giving access to the rear of the garage with timber and felt garden store oil storage tank and further paved area.

The front gardens in particular enjoys outstanding elevated views over the surrounding countryside.

REAR GARDENS

The dining room patio doors and utility door, lead out onto patio which extends across the width of the property with raised lawns beyond, surrounded by flower and shrub borders and enclosed by a variety of mature hedging, range of outside lights and outside water tap.

DIRECTIONS:

From Shrewsbury, take the A528 Ellesmere Road. On reaching Harmer Hill, turn left sign posted Ellesmere. After about a mile and a half, turn left to Myddle, then immediately left again on to Lower Road. After a short distance the property is located on the left-hand side indicated by the For Sale Sign.

Floor Plan
(not to scale - for identification purposes only)

Ground Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

General Services:

Local Authority: Shropshire County Council

Council Tax Band: B

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

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Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.