

Shrigley House Myddle Shrewsbury SY4 3RX



4 Bedroom House - Detached
Offers In The Region Of £460,000

The features

- IMPRESSIVE 4 BEDROOM DOUBLE FRONTED FAMILY HOME
- LOUNGE, FAMILY ROOM, DINING ROOM, BREAKFAST KITCHEN
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY WITH PARKING AND ENCLOSED GARDEN
- EPC RATING C
- ENVIABLE VILLAGE LOCATION, PERFECT FOR COMMUTERS
- LARGE PRINCIPAL BEDROOM WITH EN SUITE
- DOUBLE GARAGE WITH HOME OFFICE
- VIEWING HIGHLY RECOMMENDED



***** DOUBLE FRONTED 4 BEDROOM FAMILY HOME *****

An attractively presented, four bedroom home, perfect for today's modern lifestyle - work from home, a growing family and those who love to entertain.

Occupying an enviable position in the heart of this popular North Shropshire village ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Family Room, Dining Room, Breakfast Kitchen, Utility, large Principal Bedroom with en suite, 3 further Bedrooms and Family Bathroom.

The property has the added benefit of gas central heating, driveway with parking, double Garage with part home office use and enclosed rear garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular village, ideally placed for access to Shrewsbury, Wem, Ellesmere and Oswestry. There are good facilities including primary school, active village hall, church and restaurant/public house along with a school bus service to Secondary schooling.

RECEPTION HALL

Covered entrance portico with door opening to Reception Hall, radiator. Useful under stairs storage.

CLOAKROOM

With WC and wash hand basin, radiator, window to the side.

LOUNGE

A lovely light room with windows with New England wooden shutters to the front and side. Wooden fire surround with marble hearth and inset housing living flame fire, media point, radiator. Opening to

DINING ROOM

With double opening French doors leading onto the garden, wooden flooring, radiator. New England wooden shutters

FAMILY ROOM

with window to the front, radiator.

KITCHEN/BREAKFAST ROOM

attractively fitted with range of wooden fronted units incorporating single drainer sink with mixer taps set into base cupboard. New England wooden shutters. Further range of matching cupboards and drawers with work surfaces over and having integrated dishwasher, inset 4 ring hob with extractor hood over and drawers beneath with pull out spice storage to either side, built in double oven and grill with cupboards above and below, tall shelved larder unit and matching range of eye level cupboards. Windows overlooking the rear garden, tiled surrounds and flooring, radiator.

UTILITY ROOM

With sink set into base cupboard with worksurface extending to either side with space beneath for appliances, gas central heating boiler, door to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space. Airing/Linen cupboard.

PRINCIPAL BEDROOM

An excellent sized room with window to the front, built in storage, built in wardrobe, media point, radiator.

EN SUITE SHOWER ROOM

with shower cubicle, wash hand basin and WC set into concealed vanity with storage, radiator, window to the front.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

With window to the rear, built in storage, radiator.

BEDROOM 4

with window to the rear, radiator.

FAMILY BATHROOM

with suite comprising shower cubicle with direct mixer shower, panelled bath, wash hand basin and WC set into concealed vanity storage, complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property is approached over paved pathway which is flanked to either side by lawn with flower and shrub beds and enclosed with attractive sandstone walling. Side pedestrian access to the Rear Garden which has large paved sun terrace, laid to lawn with flower and shrub beds and enclosed with fencing.

Driveway with parking leading to the Double Garage - being the former sales centre the garage is perfect for those who work from home.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Floor 0

Approximate total area[®]
1350.13 ft²
125.43 m²



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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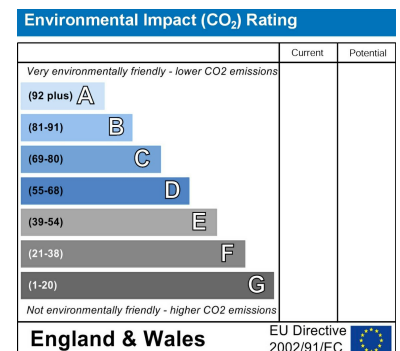
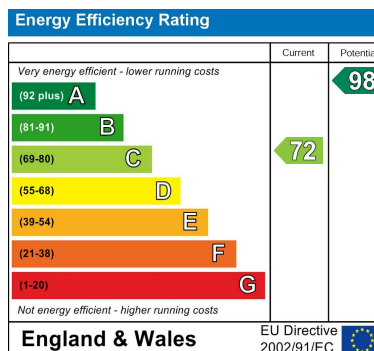
Wem office

13A High Street, Wem,
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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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