



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Oak Tree Cottage, Weston Lullingfields,
Shrewsbury, SY4 2AW**

£675,000 Region

To view this property please call us on **01743 236 800** Ref: C7436/GM/KQ

An extremely spacious, much improved and well presented, five bedroom detached property.

An extremely spacious, much improved and well presented, five bedroom detached property which boasts flexible accommodation set over two floors and has been designed by the current owner to provide excellent family accommodation. The accommodation could also provide a self-contained annex and has the luxury addition of an indoor heated swimming pool with a purpose built shower room, treatment room and lobby. The property also benefits from a garage and ample parking, large, private gardens and balcony. Oil fired central heating, double glazing and both air-source solar panels and solar thermal panels. Internal inspection is highly recommended. No upward chain.

The property occupies a pleasant and appealing position in the heart of this highly desirable village location, approximately 10 miles north of Shrewsbury and 2 miles from Baschurch, which offers a good range of amenities including; shops, a doctors surgery, popular public house/restaurant and the renowned Corbett secondary school. The property is also well placed for access to Shrewsbury and Oswestry, whilst Chester and Wrexham are also easily accessible.



INSIDE THE PROPERTY

ENTRANCE HALL

Tiled floor

GROUND FLOOR BATHROOM

Modern white suite comprising;

Panelled bath

Tiled shower cubicle

Wash hand basin, wc

Tiled walls and wood effect flooring

Wall mounted heated towel rail

Built in store cupboard.

LIVING ROOM

29'8" x 11'5" (9.04m x 3.49m)

A particularly spacious and versatile room with French doors to the rear garden

Attractive fireplace with wood burning stove

Tiled floor

Bay window to the front

Tiled corridor leading to:

DINING ROOM

16'6" x 12'5" (5.04m x 3.78m)

French doors to rear garden

Tiled floor

Stanley Cooker with tiled splash

LOUNGE / SNUG

12'10" x 18'0" (3.90m x 5.48m)

Feature fireplace with wood burning stove

Exposed ceiling beams

Tiled floor

Bay window to the front

KITCHEN / BREAKFAST ROOM

21'11" x 11'0" (6.67m x 3.35m)

Modern kitchen fitted with a range of matching wall and base units comprising of cupboards and drawers with worktops over

Range of integrated appliances including a five ring induction hob with extractor over, double oven

Space for American style fridge freezer

Windows to the fore and side

Ceiling spotlights

Quarry tiled floor

UTILITY

7'7" x 12'1" (2.30m x 3.69m)

Fitted with base units with worktops over

Belfast style sink

Space and plumbing for white goods

Tiled floor

Two pedestrian doors

LOBBY

Tiled floor

Door to:

INDOOR SWIMMING POOL

A heated pool with fast flow machine and cover

Two sets of French doors and bi-folding doors lead to the rear garden

WET ROOM

Wash hand basin, wc

Walk in shower

Automatic lighting

Off the Living Room is a further INNER HALLWAY which provides access to a ground floor bedroom, study and shower room. This section of the property could easily be used as a self-contained Annex.

GROUND FLOOR BEDROOM

12'4" x 15'9" (3.77m x 4.80m)

French doors to garden

Tiled floor

SHOWER ROOM

Modern wet room style suite comprising;

Wash hand basin, wc

Walk in shower

Tiled walls

Ceiling spotlights

LIBRARY

Built in bookcase

STUDY

11'7" x 8'9" (3.54m x 2.66m)

Exposed ceiling beams

Window to the front

Access to the Garage.

From the entrance hall STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 2

13'1" x 11'1" (4.00m x 3.39m)

Window to the front

EN SUITE SHOWER ROOM

White suite comprising;

Tiled shower cubicle with electric power shower

Wash hand basin, wc

BEDROOM 3

10'8" x 14'0" (3.24m x 4.27m)

French doors to BALCONY (6'11" x 37'2") with outside lighting and power and providing a beautiful outlook over the rear garden.

BEDROOM 4

11'7" x 13'9" (3.54m x 4.18m)

French doors to BALCONY (6'11" x 37'2") with outside lighting and power and providing a beautiful outlook over the rear garden.

BEDROOM 5

12'1" x 12'2" (3.69m x 3.71m)

Window to front

BATHROOM

Modern white suite comprising;

Panelled bath with shower over

Pedestal wash hand basin, wc

Tiled walls, wood effect flooring

Ceiling spotlights

OUTSIDE THE PROPERTY

GARAGE

Electric door, concrete floor, power and lighting.

Pedestrian service door to the property

There is a spacious tarmac driveway to the side of the property which is approached through double wooden entrance gates. A picket gateway and fence then provides pedestrian access through the front garden over a paved patio to the reception area. To the other side of the property is a brick paved parking area providing parking and access to the Garage.

There is a particularly good sized and attractive REAR GARDEN, providing a high degree of privacy and comprising of a neatly kept lawn area, large patio entertaining and seating area. Timber garden sheds. A variety of mature trees and hedging. The whole garden is enclosed and fenced with hedging (with wire fencing to keep dogs in).







FLOOR PLANS ...

Ground Floor
Approx. 296.1 sq. feet



First Floor
Approx. 893.6 sq. feet

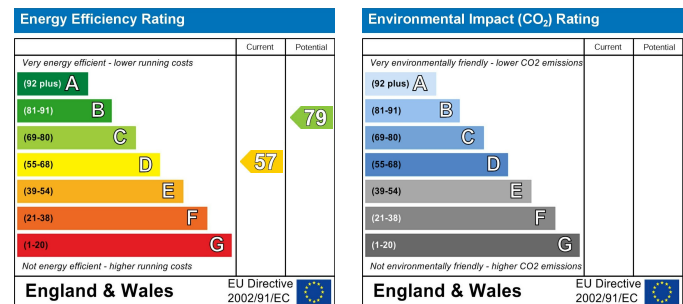


Total area: approx. 3878.7 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the B5067 Berwick Road to Baschurch. Proceed through the village and at the cross roads, continue straight over towards Weston Lullingfields. Follow the road into the village, passing the Church and War Memorial and Oak Tree Cottage will then be found on the left hand side, just before the village hall.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired central heating.

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: E

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:



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



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