



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**5 Molesworth Way, Whittington, Oswestry, SY11 4FQ**

**£425,000 Region**

To view this property please call us on **01743 236 800** Ref: C7454/WM/lrd

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# An attractive and well presented modern, four bedroomed, detached family house.

This attractive spacious, modern four bedroomed detached family house, provides well planned and well proportioned accommodation throughout, briefly comprising: entrance hall, lounge, kitchen/dining room, utility, cloakroom, master bedroom with fitted wardrobe and en-suite shower room, three further bedrooms and a principal bathroom. Integral garage and parking for at least 4 cars. The property also benefits from double glazing and gas fired central heating.

The property is pleasantly situated on this recently constructed residential development on the outskirts of the popular village of Whittington , approximately 4.8 miles east of the town of Oswestry. Whittington has a range of shops, convenience store, two public houses, community centre, Church and the highly rated Whittington C of E Aided primary school. Nearby Oswestry boasts the highly rated RJAH Orthopaedic Hospital, doctors, dentists, schools, a variety of shops, supermarkets, and restaurants.





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## INSIDE THE PROPERTY

### SPACIOUS ENTRANCE HALL

Understairs store cupboard

### KITCHEN / DINING ROOM

13'6" x 18'8" (4.11m x 5.70m)

Beautifully fitted kitchen with a range of matching wall and base units

Quartz work tops

Range of integrated appliances including fridge/freezer and dishwasher

### LIVING ROOM

16'5" x 11'4" (5.01m x 3.45m)

Window to the front

Feature log burner

### UTILITY

8'0" x 8'10" (2.45m x 2.69m)

Range of matching wall and base units with space for washing machine and tumble dryer

Store cupboard

### CLOAKROOM

Wash hand basin, wc

STAIRCASE from entrance hall rising to FIRST FLOOR LANDING

### MASTER BEDROOM

7'10" x 11'4" (2.38m x 3.45m)

Fitted wardrobe

Window to the rear

### EN-SUITE SHOWER ROOM

Modern white suite comprising:

Shower cubicle, wash hand basin, wc

Wooden flooring

Tiled walls

### BEDROOM 2

18'8" x 8'7" (5.69m x 2.61m)

Fitted wardrobes

Window to the front

### BEDROOM 3

9'11" x 10'3" (3.02m x 3.13m)

Fitted wardrobes

Window to the front

### BEDROOM 4

8'2" x 8'4" (2.48m x 2.55m)

Window to the front

### BATHROOM

Modern white suite comprising:

Panelled bath with shower over

Wash hand basin and low flush wc

Tiled walls

## OUTSIDE THE PROPERTY

### GARAGE

Up and over door

To the front, the property is approached over a double width drive way, providing parking for three cars with access to the garage, flanked by lawn with shrub borders.

Particularly attractive, immaculately kept LARGE REAR GARDEN laid to lawn with paved patio and well kept shrub beds. The garden is fully enclosed by wooden fencing.









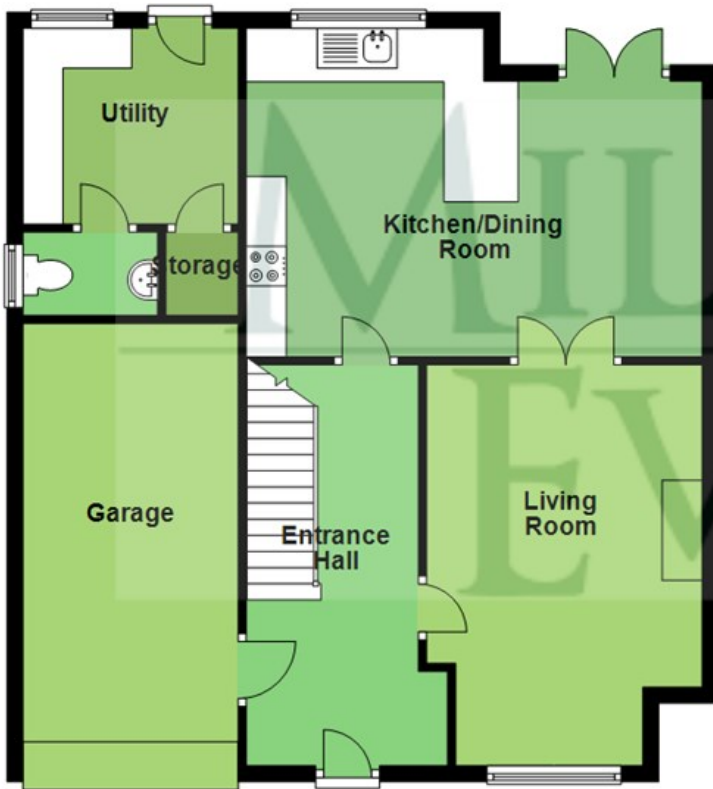




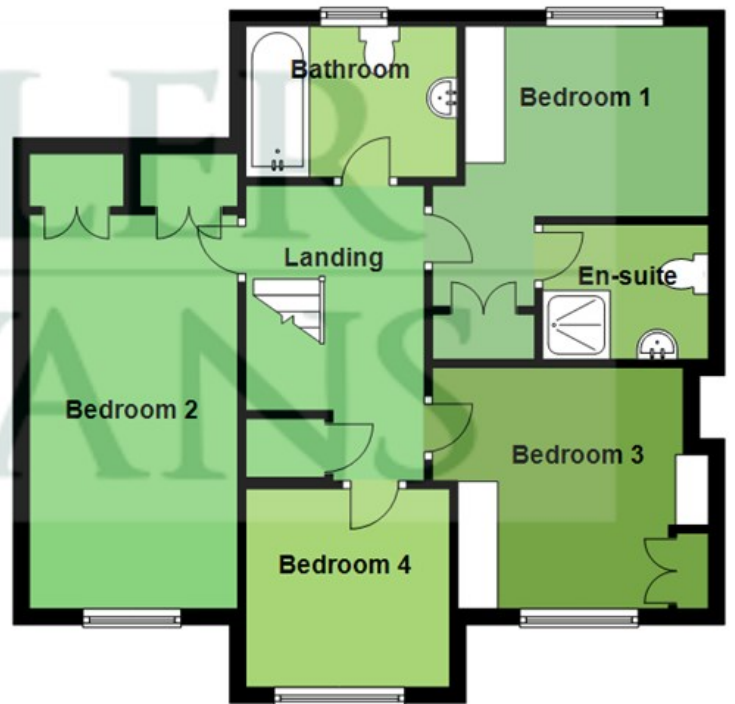
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FLOOR PLANS ...

**Ground Floor**  
Approx. 815.7 sq. feet



**First Floor**  
Approx. 642.4 sq. feet



**Total area: approx. 1458.1 sq. feet**

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

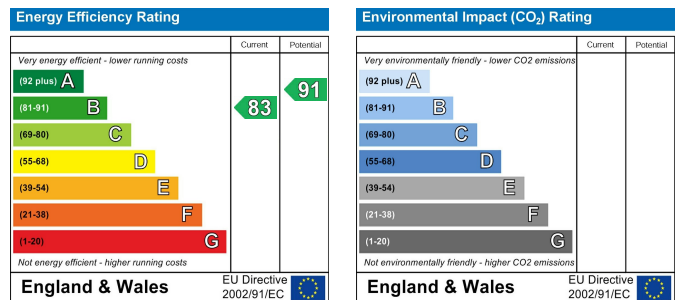
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## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A5 towards Oswestry. Turn right near the Queenshead onto the B5009. turn left continuing on the B5009 through Babbinswood. Just before Whittington, turn left onto Rowson Drive. Take the second right onto Molesworth Way where the property will be found.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas 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

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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