



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

17 Alford Gardens, Myddle, Shrewsbury, SY4 3RG

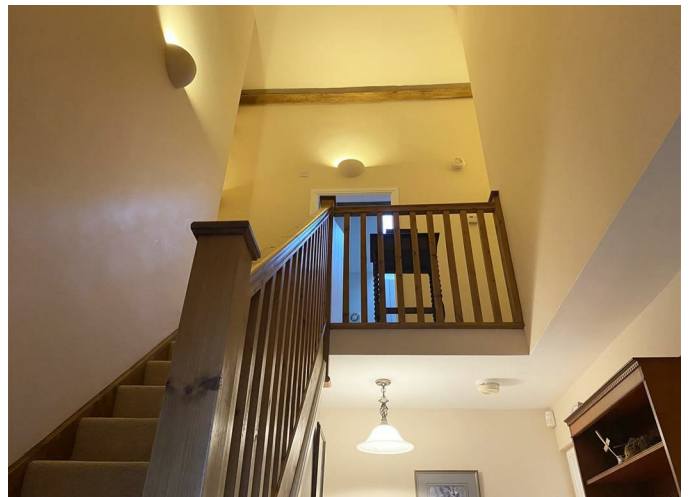
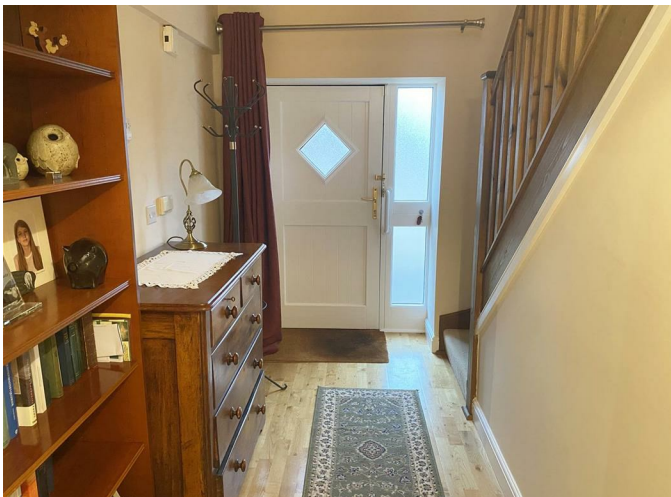
£375,000 Region

To view this property please call us on **01743 236 800** Ref: C7457/WM/KQ

A beautifully presented four bedroom barn conversion.

This beautifully presented four bedroom barn conversion has spacious accommodation briefly comprising; reception hall, cloakroom, living room, kitchen/dining room, utility, master bedroom with en suite shower room, three further bedrooms and bathroom. The property benefits from gas fired central heating and double glazing.

Occupying a lovely location on the edge of this small quality development in the centre of the village of Myddle, with good local amenities including village shop, Primary School, Church and Pub/Restaurant within easy walking distance of the property. Myddle is located approx. 9 miles north of Shrewsbury and well placed for easy access to Wem, Ellesmere and Oswestry.



INSIDE THE PROPERTY

RECEPTION HALL

Wood effect laminate flooring
Double height ceiling

CLOAKROOM

Wash hand basin, wc

KITCHEN / DINING ROOM

19'0" x 13'9" (5.79m x 4.19m)
Tiled floor
Range of matching wall and base units
Integrated dishwasher and fridge
Door to rear garden

UTILITY ROOM

Matching wall and base unit with stainless steel sink

LIVING ROOM

19'0" x 14'5" (5.79m x 4.39m)
Floor to ceiling double glazed windows to the fore and rear
Double doors to rear garden
Attractive feature beams
Traditional gas fired heater

STAIRCASE rising from reception hall to FIRST FLOOR
LANDING with exposed ceiling timbers

MASTER BEDROOM

9'10" x 11'10" (3.00m x 3.61m)
Double glazed windows
Exposed ceiling timbers

EN SUITE SHOWER ROOM

Shower cubicle
Wash hand basin, wc
Tiled floor

BEDROOM 2

9'6" x 13'1" (2.90m x 3.99m)
Window to the fore
Exposed ceiling timbers

BEDROOM 3

9'10" x 13'5" (3.00m x 4.09m)
Window to the rear

Exposed ceiling timbers
Extensive built in desk

BEDROOM 4

9'6" x 11'10" (2.90m x 3.61m)
Window to the rear
Exposed ceiling timbers

BATHROOM

Panelled bath
Shower cubicle
Wash hand basin, wc
Tiled floor

OUTSIDE THE PROPERTY

There is a communal gravelled courtyard to the front. (Please be advised that there is a £25 annual maintenance charge to cover the upkeep of the communal external spaces).

Two parking spaces.

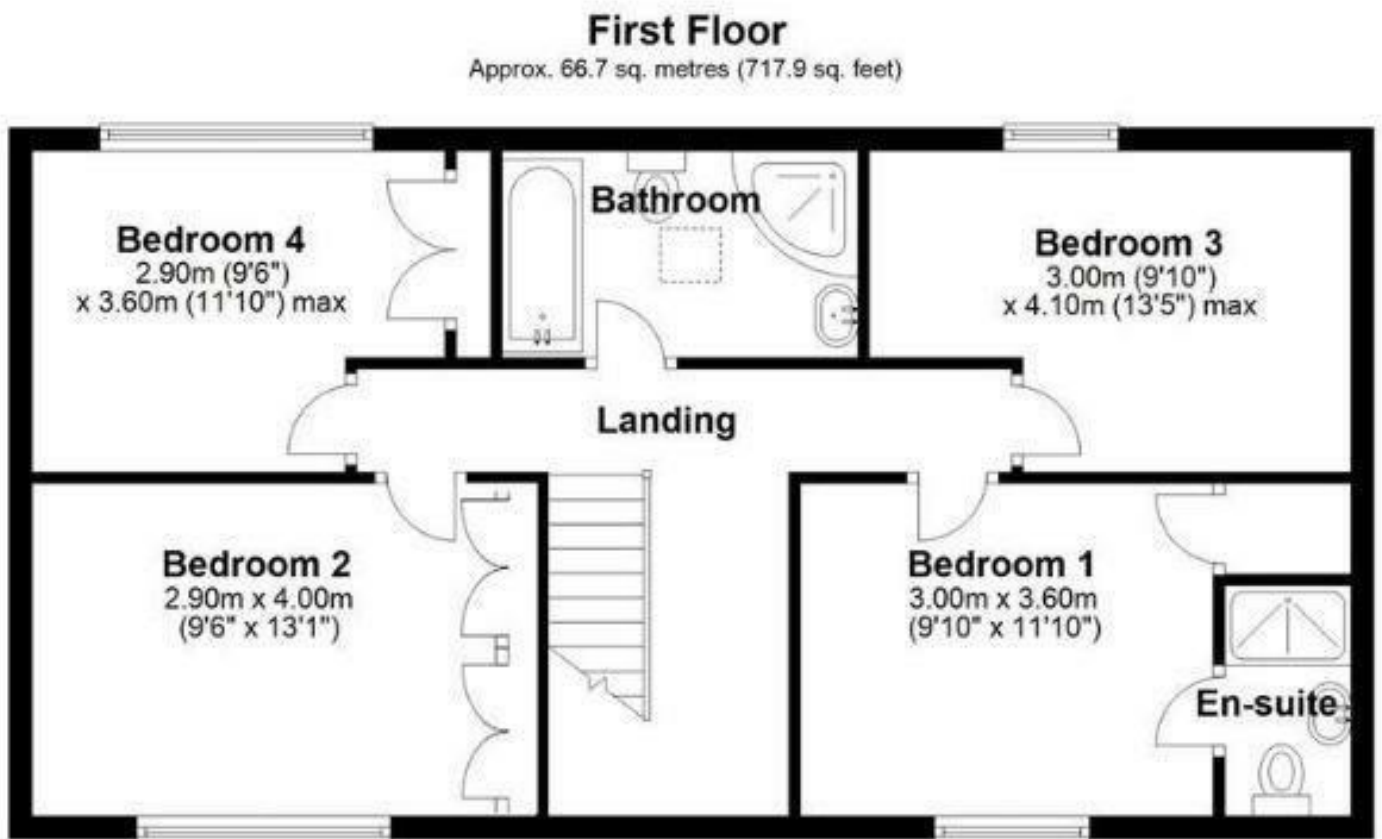
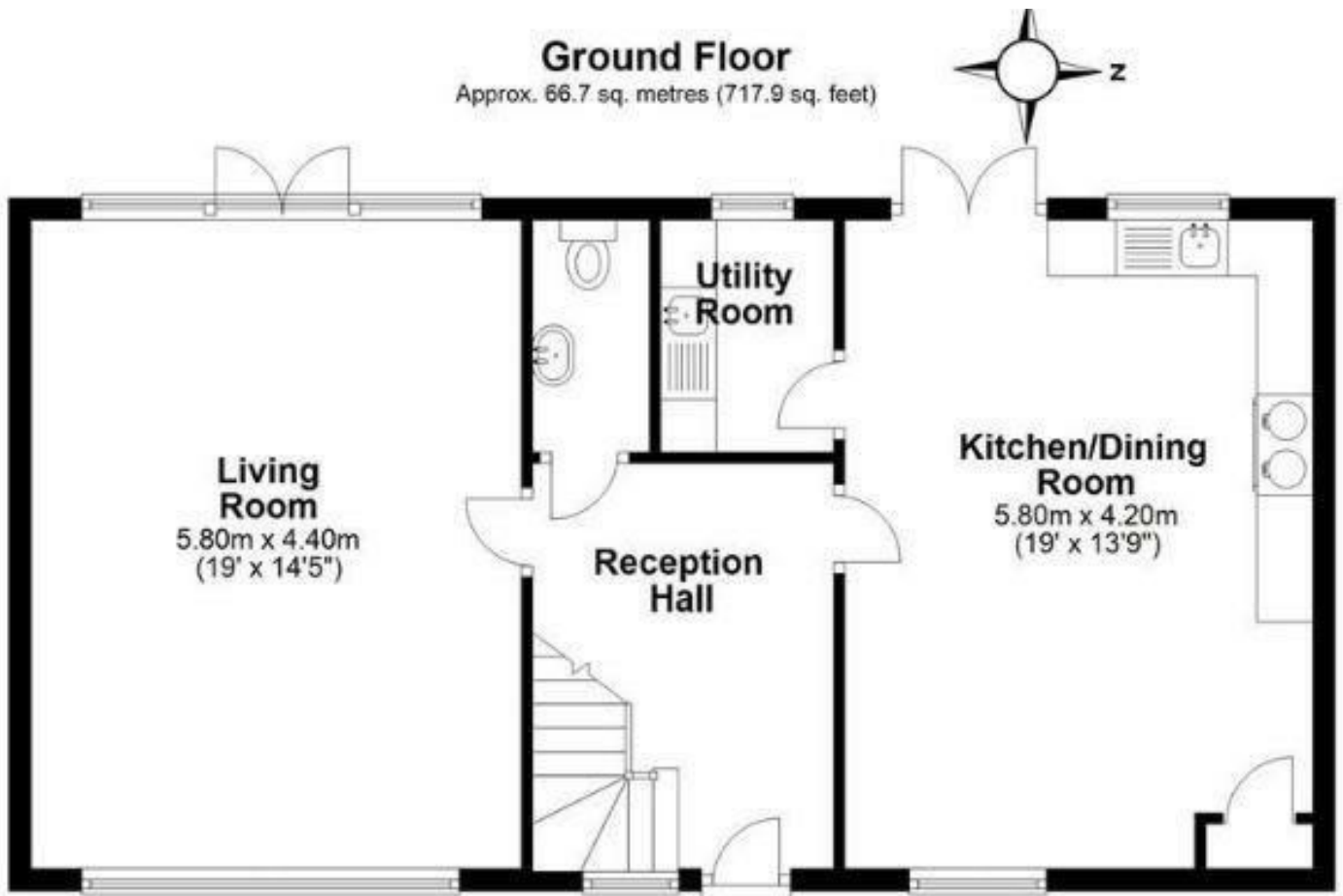
There is an enclosed REAR GARDEN mainly laid to gravel with paved patio and mature trees, shrub beds and borders.







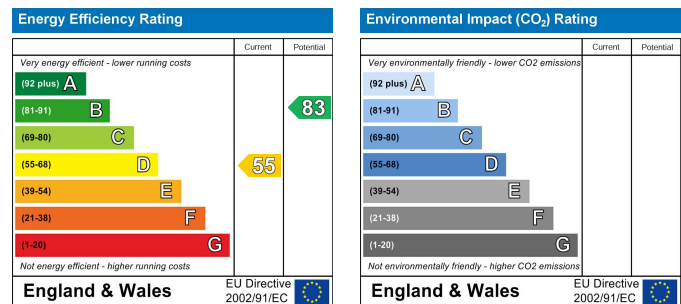
FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A528 (Ellesmere Road) forking left at Harmer Hill towards Ellesmere. After approx. 2 miles turn left to Myddle and proceed into the village and at the mini roundabout by the village shop turn right into Alford Gardens, then sharp left into the gravelled courtyard 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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