



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Alderfield Cottage, Stiperstones, Shrewsbury,
SY5 0LZ**

£485,000 Region

To view this property please call us on **01743 236 800** Ref: C7424/GM/KQ

An extremely spacious and well maintained, three bedroom detached residence.

This extremely spacious and well maintained, three bedroom detached residence provides well planned, well proportioned and flexible accommodation set over two floors and briefly comprises; entrance porch, entrance hall, kitchen/breakfast room, utility area, dining room, lounge, two ground floor bedrooms, one with en suite shower room, further principal bathroom. Third bedroom and office/hobby room to the first floor. Ample parking and double garage. Attractive garden. The property also benefits from double glazing and oil fired central heating. Internal inspection highly recommended.

The property occupies a pleasant and elevated position and enjoys fabulous views over the surrounding countryside and hills. Stiperstones is situated approximately 13 miles south west of Shrewsbury, with local amenities including a primary school, public house and village shop. The nearby larger villages of Minsterley and Pontesbury also boast a wealth of village amenities, where the market towns of Shrewsbury and Bishops Castle are both easily accessible.



INSIDE THE PROPERTY

ENTRANCE PORCH

Quarry tiled floor
Double doors to:

ENTRANCE HALL

Two built in store cupboards
Further understairs store cupboard

KITCHEN / BREAKFAST ROOM

17'11" x 13'5" (5.47m x 4.09m)
Fitted with a range of matching wall and base units comprising of cupboards and drawers with worktops over and tiled splash
Range of integrated appliances
Window to the rear overlooking the garden with stunning countryside views beyond
Walk in Pantry (3'5" x 6'0")

UTILITY AREA

9'11" x 8'7" (3.03m x 2.61m)
Fitted with a range of units with space and plumbing for white goods
Floor standing oil fired central heating boiler
Vinyl floor
Window to the side
Entrance doors to fore and rear

DINING ROOM

15'5" x 12'4" (4.71m x 3.75m)
Sliding patio doors to rear garden
Double doors to:

LOUNGE

24'1" x 23'4" (7.35m x 7.11m)
A particularly good sized room with sliding patio doors to rear garden
Door to side
Two further windows to the side

BEDROOM 1

17'6" x 17'11" (5.33m x 5.47m)
Bay window to the front with a pleasant outlook
Range of fitted wardrobes

BEDROOM 2

17'6" x 10'10" (5.33m x 3.31m)
Bay window to the front
Range of fitted wardrobes

EN SUITE SHOWER ROOM

Modern white suite comprising;
Tiled shower cubicle
Wash hand basin, wc

PRINCIPAL BATHROOM

Modern white suite comprising;
Tiled shower cubicle
Panelled bath
Wash hand basin set to a vanity unit, wc
Vinyl floor
Built in airing cupboard with double doors
Wall mounted heated towel rail

STAIRCASE rises from the entrance hall to FIRST FLOOR

OFFICE / HOBBY ROOM

20'5" x 18'0" (minimum) (6.22m x 5.49m (minimum))
Windows to fore and side
Velux window
Access to loft space

BEDROOM 3

15'2" x 9'3" (4.63m x 2.83m)
Velux window

OUTSIDE THE PROPERTY

ATTACHED DOUBLE GARAGE

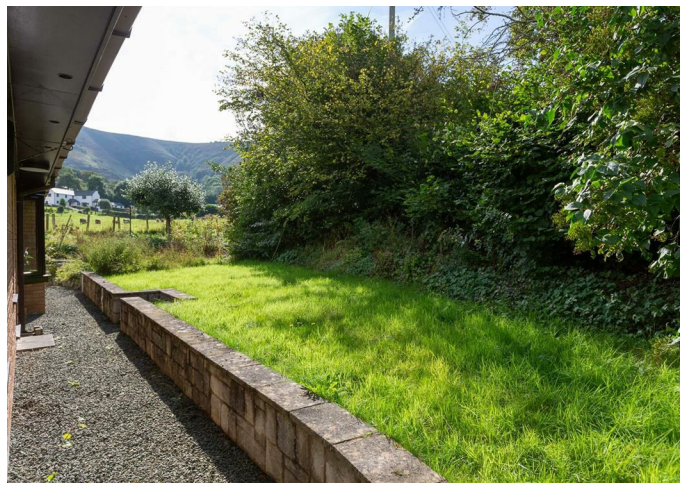
Two up and over doors
Service door to rear
Concrete floor, power and lighting, windows
Electric car charging point

The property is approached over a spacious driveway providing ample parking with further access to a gravelled area providing further parking, ideal for Caravan etc. Neatly kept FRONT GARDEN boasting a variety of mature shrubs and hedging.

The gardens run down the side and around the rear of the property and comprise of a neatly kept lawn area, gravelled pathway, paved patio areas, a range of mature shrubs, hedging and fruit trees. The garden backs onto open countryside and boasts stunning views of the surrounding hills.





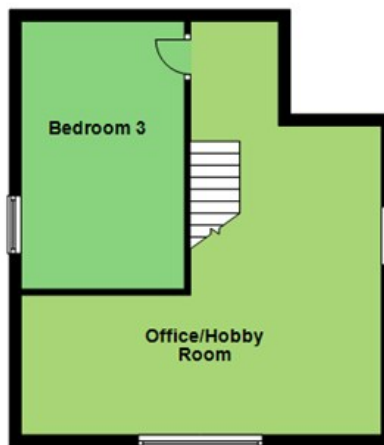


FLOOR PLANS ...

Ground Floor
Approx. 2346.8 sq. feet



First Floor
Approx. 444.2 sq. feet

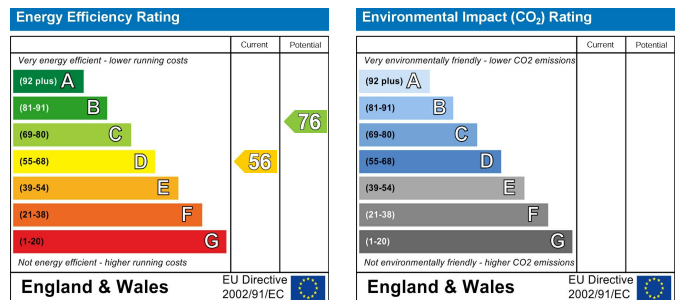


Total area: approx. 2791.0 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A488 (Bishops Castle Road) through Hanwood, Pontesbury, Minsterley and Plox Green. After leaving Plox Green, take the next turning left signposted to Snailbeach/Stiperstones. Follow this road passing through Snailbeach and into Stiperstones. Continue along the road, passing the village school, where the property will be found on the left hand side.

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.

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