



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Sandstone Quart, Burlton, Shrewsbury, SY4 5SX**

**£525,000 Region**

To view this property please call us on **01743 236 800** Ref: C7504/WM/lrd

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# A spacious and well appointed detached, four bedroom family home

This well appointed detached 4 bedroom family house, provides spacious accommodation with rooms of pleasing dimensions throughout. The property is presented to an exacting standard and briefly comprises: entrance hall, study, WC, dining room, utility, kitchen/breakfast room, lounge and conservatory on the ground floor; and to the first floor, four bedrooms, main with en-suite and family bathroom. Double garage, a beautifully landscaped front garden, with expansive driveway provides ample parking, and stunning countryside views to the rear of the property. The property benefits from oil central heating and 16 solar panels.

The property is pleasantly and conveniently situated in the popular village of Burlton, surrounded by North Shropshire farmland . The village of Baschurch is nearby and offers a good range of amenities including shops, public houses, medical centre and the popular Corbet School. The town of Shrewsbury is approximately 9 miles south and provides excellent amenities including bus and rail services, shopping centre, schools. The property is also well placed for access to Wrexham, Chester, Oswestry and Telford.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### DINING ROOM

9'9" x 12'1" (2.98m x 3.68m)

Window to the side.

### STUDY

6'9" x 12'1" (2.06m x 3.68m)

Window to side

### WC

Wash hand basin

WC - low flush

### UTILITY

4'11" x 6'2" (1.51m x 1.87m)

Base units

Sink with mixer tap

### KITCHEN/BREAKFAST ROOM

12'4" x 13'5" (3.76m x 4.10m)

A range of matching base and wall units with French doors flowing to the:

### LOUNGE

18'5" x 13'5" (5.62m x 4.10m)

Feature fireplace

French doors opening to the patio area

Windows to the rear, front and side.

### CONSERVATORY

French doors opening to the patio area with stunning countryside views

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

18'6" x 13'5" (5.64m x 4.10m)

Built in wardrobes

Windows to the front and rear

### EN-SUITE SHOWER ROOM

Window to the rear

Large walk-in power shower

Wash hand basin

WC & bidet

### BEDROOM 2

11'5" x 10'4" (3.49m x 3.15m)

Window to the rear

### BEDROOM 3

10'4" x 11'11" (3.16m x 3.64m)

Free standing wardrobes

Window to side

### BEDROOM 4

9'8" x 11'11" (2.95m x 3.64m)

Window to side

### BATHROOM

Panelled bath with power shower over

Wash hand basin

Low flush wc

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

The property is approached over an expansive driveway providing ample parking, double garage and a beautifully landscaped front garden.

To the rear, garden, predominantly laid to lawn, with patio area, perfect for entertaining and surrounded by countryside views.

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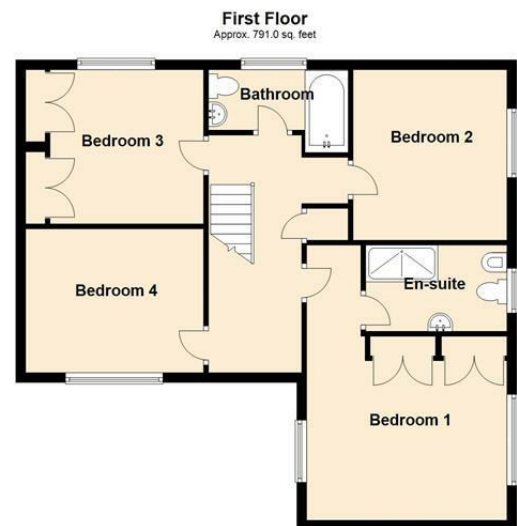






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## FLOOR PLANS ...



Total area: approx. 2132.2 sq. feet

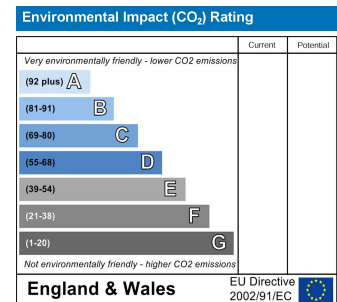
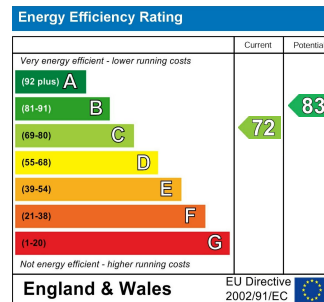
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A528 Ellesmere Road. Bear left in Harmer Hill, continuing on the A528 Ellesmere Road. Proceed into the Burlton and turn right onto the B4397 (Signposted to Loppington). Take the first right turning down the right side of Charity Farm and the property will be at the end of the road on the left hand side

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and drainage 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: F

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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