



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Hillcrest, Harmer Hill, Shrewsbury SY4 3EE**

**£685,000 Region**

To view this property please call us on **01743 236 800** Ref: C7524/SL/MU

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# A truly immaculate and especially well appointed, superior, detached residence, occupying an enviable position.

This particularly well appointed and exceptionally well maintained, detached family residence is presented throughout to an exacting standard. The high specification, together with the owner's impeccable taste and attention to detail, allows the property to be showcased at a particularly high level. The accommodation is well planned with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing.

The property is located on the fringe of this pleasant and popular village, situated some 7 miles north west of the country town of Shrewsbury which boasts a wealth of amenities including boutique style shops, bars and restaurants, popular schools in the state and private sector, the Theatre Severn and the Shrewsbury Railway Station. The property is also well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### RECESSED ENTRANCE PORCH

Panelled and part glazed door with side window to:

### SPACIOUS AND ATTRACTIVE RECEPTION HALL

18'10" x 9'3" (5.73m x 2.81m)

LVF-Luxury Vinyl Flooring

Built in understairs store cupboard

### CLOAKROOM

LVF-Luxury Vinyl Flooring

Wash hand basin, wc

### LIVING ROOM

22'0" x 17'0" (6.71m x 5.18m)

A pleasant and spacious room with oak floor

Fireplace with raised hearth and tiled recess housing a log burning stove

Side window

Glazed French doors with side screens to the rear garden

### DINING ROOM

10'10" x 9'10" (3.30m x 3.00m)

Window to the fore and side window

Ceramic wood effect tiled floor

### STUDY

10'10" x 9'3" (3.30m x 2.82m)

Wooden floor

Window to the fore

One wall attractively panelled

### KITCHEN / BREAKFAST ROOM

15'10" x 15'0" (4.83m x 4.57m)

Neatly appointed and fitted with a comprehensive range of matching modern units with integrated dishwasher

Glazed door with side screen to the garden

### UTILITY

5'10" x 9'10" (1.78m x 3.00m)

Fitted with a range of matching units

LVF-Luxury Vinyl Flooring

Wall mounted gas fired boiler

Panelled and part glazed door to the garden

From the reception hall, an attractive STAIRCASE with oak hand rail and glazed balustrade rises to a STUNNING SPACIOUS FIRST FLOOR GALLERIED LANDING with a large picture window which enjoys far reaching unrivalled views.

### MASTER BEDROOM

15'10" x 14'10" (4.83m x 4.53m)

Superbly fitted with a range of built in wardrobes and storage drawers which extend the width of one wall

Glazed French door allowing access onto a BALCONY with balustrade and extending to the garden.

### LUXURIOUSLY APPOINTED EN SUITE SHOWER ROOM

Large walk in shower with glazed shower screen, overhead Drench shower, together with further multiple direct shower jets.

Dressing surface with vanity cupboard under and inset hand basin, WC

Large dressing mirror to one wall

Velux roof light

Ceramic tiled floor

### BEDROOM 2

9'10" x 17'0" (3.00m x 5.18m)

Window overlooking the rear garden

### BEDROOM 3

10'10" x 9'10" (3.30m x 3.00m)

Window to the fore

### BEDROOM 4

10'10" x 9'2" (3.30m x 2.80m)

Window to the fore

### LUXURIOUSLY APPOINTED FAMILY BATHROOM

Free standing bath

Vanity unit with storage drawer under, WC

Large walk in shower with overhead Drench shower

Velux roof light

## OUTSIDE THE PROPERTY

### LARGE DETACHED GARAGE

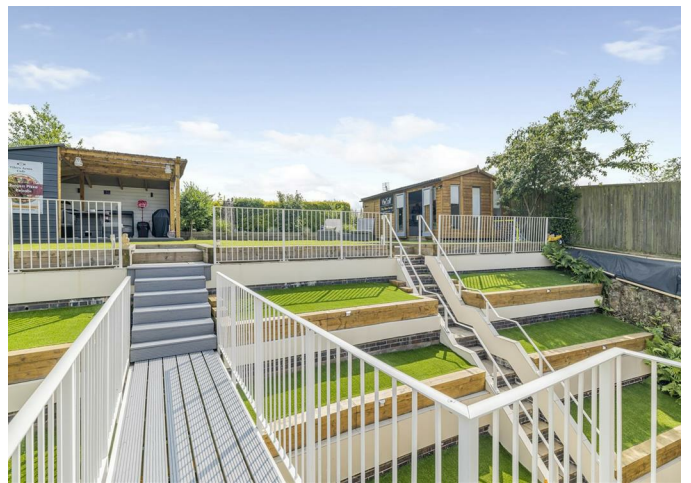
The property is approached over a spacious tarmacadam and tegula paved drive and forecourt providing ample parking and serving the garage. Formal steps with a wrought iron balustrade ascend to the reception area.

To the rear, there is an immaculately kept, landscaped garden. On the lower level is an extensive paved patio and terrace with formal steps with hand rail and balustrade rising to an upper level which is laid to lawn with raised floral and shrubbery displays, decking with rustic Pergola provides an ideal entertaining space, together with a substantial garden room, which is fitted with a bar and ample space for seating arrangements with an adjoining dry store. The whole is well enclosed on all sides by mixed hedging and enjoying views over the neighbouring fields. From the main bedroom balcony and terrace, a walkway extends to the upper level of the garden.

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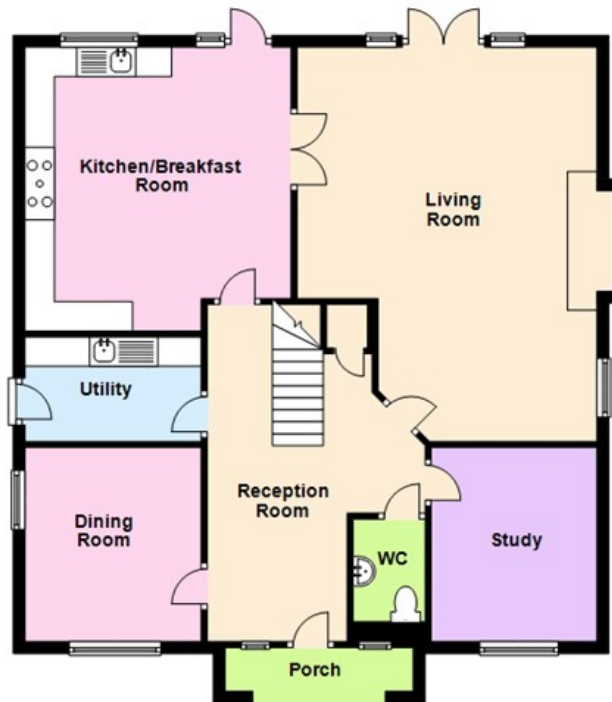




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## FLOOR PLANS ...

Ground Floor



First Floor

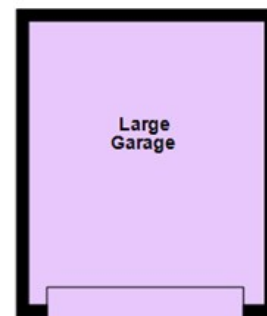
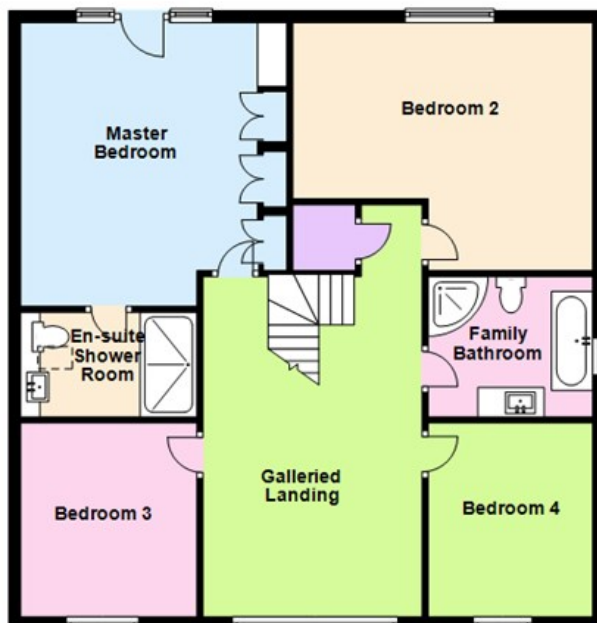


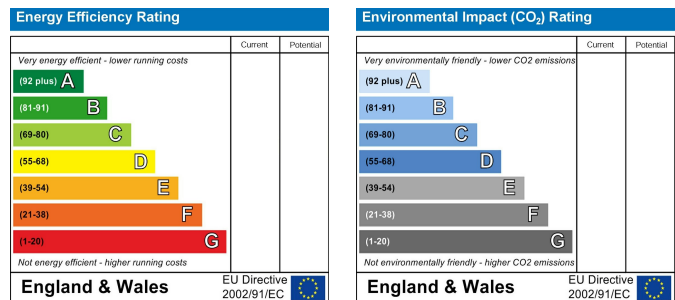
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A528 (Ellesmere Road). Continue for some distance until reaching Harmer Hill. Bear left by the Bridgewater Arms and after a short distance, the property will be found elevated from the road on the right hand side.

## 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: 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:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



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