



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

14 Hillside, Myddle, Shrewsbury, SY4 3RN

£230,000 Region

To view this property please call us on **01743 236 800** Ref: C7527/WM/KQ

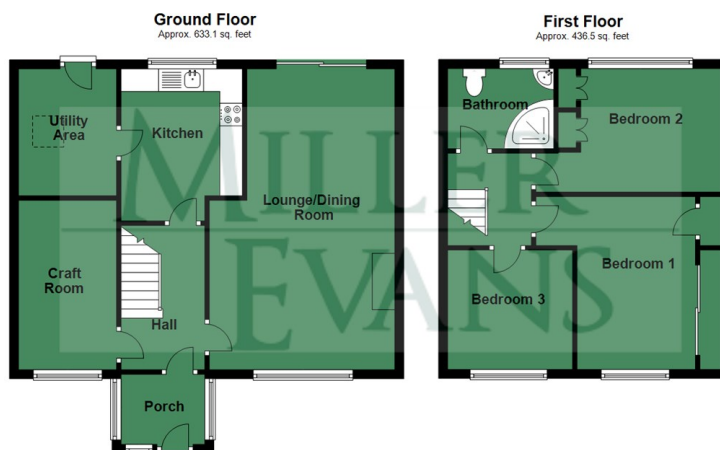
A spacious three bedroom end terraced family home in need of some modernisation.

This spacious three bedroom end terraced family home requires some updating but provides well planned accommodation briefly comprising; entrance porch, entrance hall, craft room, living room/dining room, kitchen and utility. Three bedrooms and shower room to the first floor. Spacious driveway and gardens. The property benefits from gas fired central heating.

The property is situated in a pleasant and convenient cul-de-sac position, close to excellent local amenities including public house, village hall, church and primary school, while also being well placed within reach of Baschurch and the renowned Corbet secondary school. Myddle is approximately 8 miles north of Shrewsbury and 5 miles from Wem.



FLOOR PLANS



Total area: approx. 1069.6 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE / DINING ROOM

21'11" x 13'6" (6.68m x 4.12m)

Sliding doors to rear garden

Feature fireplace

CRAFT ROOM

KITCHEN

11'1" x 8'10" (3.38m x 2.69m)

Range of matching wall and base units

UTILITY

9'3" x 7'1" (2.82m x 2.17m)

Door to garden

STAIRCASE from entrance hall rising to FIRST FLOOR LANDING

BEDROOM 1

12'7" x 8'8" (3.84m x 2.63m)

Built in wardrobes with sliding doors

BEDROOM 2

9'0" x 13'6" (2.74m x 4.12m)

Two built in wardrobes

BEDROOM 3

8'8" x 9'1" (2.65m x 2.77m)

SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is divided from the road by dwarf brick walling and wrought iron railings, with wrought iron double gates to tarmac driveway providing secure parking and access to the reception area, flanked by gravelled areas with shrubbery borders.

Enclosed REAR GARDEN laid to lawn with paved patio and dwarf walling. Greenhouse. Outbuilding.

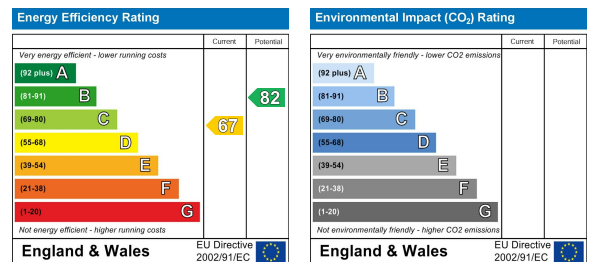


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A528 (Ellesmere Road). Continue into Harmer Hill and bear left by the Bridgewater Arms (continuing on the A528) towards Ellesmere. Proceed for a further distance, turning left signposted to Myddle. Take the second left onto Hillside Close and bear right 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: C

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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