



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Humphries Cottage, Wigmore Lane, Halfway House,
Shrewsbury, SY5 9DZ**

£375,000

To view this property please call us on **01743 236 800** Ref: C7531/WM/KQ

A detached, much improved and extended, three bedroom property.

This well presented, extended, detached three bedroom property has been much improved to provide comfortable accommodation, retaining many original character features briefly comprising; entrance hall, breakfast kitchen, sitting room, dining room, conservatory, bedroom and bathroom to the ground floor. Two further bedrooms (one with en suite shower room) to the first floor. Large well stocked enclosed rear garden. Parking. The property benefits from oil fired central heating.

The property occupies a pleasant fringe of village location, close to good local amenities, including primary school, public house and village hall. Wattlesborough is approximately 9 miles west of Shrewsbury and also well placed for access to Welshpool and Mid-Wales, whilst Shrewsbury and the M54 motorway link are easily accessible.



INSIDE THE PROPERTY

PORCH

RECEPTION HALL

Tiled floor
Velux skylight

UTILITY

6'3" x 4'0" (1.91m x 1.22m)
Tiled flooring
Skylight

BREAKFAST KITCHEN

13'3" x 10'7" (4.04m x 3.23m)
Tiled floor
Range of matching Bespoke oak units with granite worktops and Belfast sink, matching breakfast bar
Oil fired central heating boiler
Door to side

DINING ROOM

12'5" x 13'3" (3.78m x 4.04m)
Wealth of exposed wall and ceiling timbers
Fireplace with brick surround

SITTING ROOM

15'8" x 10'9" (4.78m x 3.28m)
Exposed ceiling timbers
Fireplace with multi-fuel burning stove with brick surround
Built in store cupboards

CONSERVATORY

11'2" x 11'5" (3.40m x 3.48m)
Tiled floor
French doors to garden

BEDROOM

17'9" x 10'7" (5.41m x 3.23m)
Vaulted ceiling with access to roof space
French doors to garden

BATHROOM

Jack and Jill room comprising;
Roll top bath
Wash hand basin, wc
Velux roof light
Door to inner hall

STAIRCASE from inner hall rising to FIRST FLOOR LANDING

BEDROOM 2

13'5" x 11'2" (4.09m x 3.40m)
Window to the side

EN SUITE SHOWER ROOM

Corner shower cubicle
Wash hand basin, wc
Heated towel rail
Window enjoying views towards Middletown Hill

BEDROOM 3

12'4" x 8'7" (3.76m x 2.62m)
Range of built in wardrobes
Window to the front

OUTSIDE THE PROPERTY

The property is approached over a concrete and gravelled driveway providing parking and access to the reception area.

Good sized enclosed REAR GARDEN with paved patio and steps leading up to a lawn area, flanked by herbaceous beds and borders, fruit trees. Further patio seating area with Pergola. Vegetable patch. Timber and felt store shed. Summerhouse. Cold water supply tap.

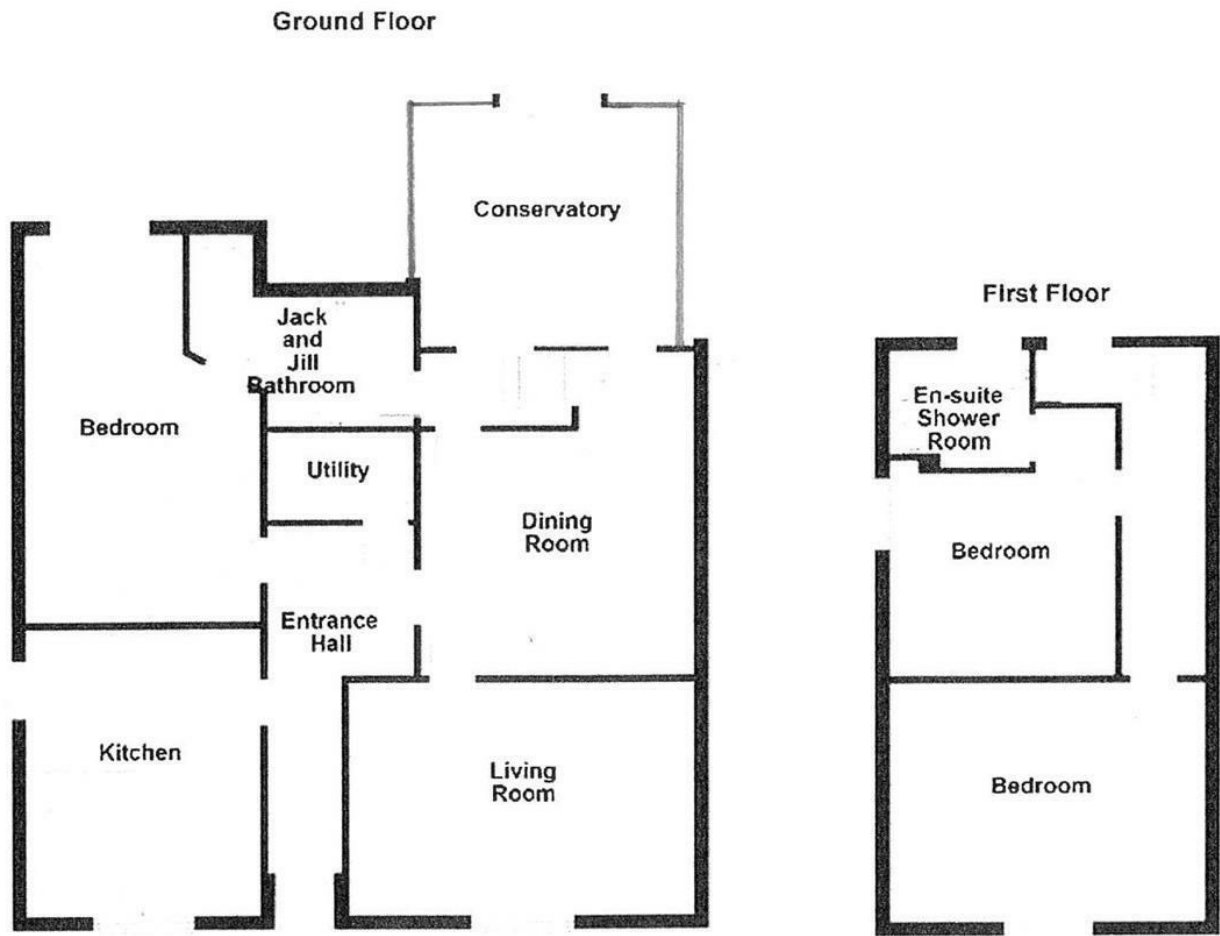








FLOOR PLANS ...



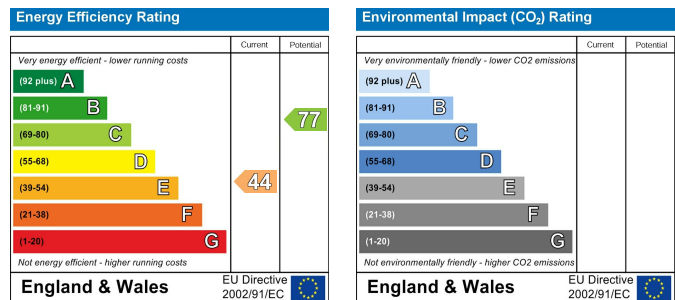
We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A458 Welshpool Road and continue through Ford, passing Rowton Castle and the Windmill Public house. Continue for approximately 1 mile into Wattlesborough and turn left onto a slip road (Old School Lane) and continue for a short distance taking the next left onto Wigmore Lane. Humphries cottage will be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, 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: D

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.

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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
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