



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Three Ashes, Higher Road, Myddle, Shrewsbury,
SY4 3RA**

£625,000 Region

To view this property please call us on **01743 236 800** Ref: C7560/SL/KQ

A substantial five bedroom, detached family home set in grounds extending to approximately 2/3 acres.

This substantial detached property is set in a 2/3 acre plot and benefits from versatile and spacious accommodation offering great potential for a number of uses. The current accommodation briefly comprises; glazed entrance porch, separate wc, utility, kitchen, sitting room, living room, dining room and garden room. Five bedrooms, bathroom and separate wc to the first floor. Gardens surround the property with large driveway providing ample parking and access to garage and carport. Substantial outbuildings providing ample storage space. The property benefits from oil fired central heating.

The property occupies a convenient location only 1 mile from Harmer Hill and Myddle, where there are a range of 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.



INSIDE THE PROPERTY

GLAZED ENTRANCE PORCH

Access to the utility, separate wc and kitchen.

WC

UTILITY

9'8" x 6'7" (2.95m x 2.00m)

Oil fired central heating boiler

Wood effect flooring

Base units with sink and space for white goods

KITCHEN

11'7" x 10'3" (3.54m x 3.13m)

Range of wall and base units

Aga cooking range

Separate electric oven with hob

Window

Door to glazed porch

SITTING ROOM

15'8" x 14'2" (4.78m x 4.31m)

Door to glazed porch and utility

Window to rear garden

LIVING ROOM

16'6" x 14'0" (5.03m x 4.27m)

Two windows

INNER HALL

DINING ROOM

16'5" x 14'0" (5.00m x 4.27m)

Two windows

GARDEN ROOM

Sliding doors to rear garden

From the inner hall a STAIRCASE with decorative metal balustrade rises to a FIRST FLOOR GALLARIED LANDING.

BEDROOM 1

16'6" x 14'0" (5.03m x 4.27m)

Two windows

BEDROOM 2

13'9" x 14'2" (4.19m x 4.31m)

Two windows

BEDROOM 3

11'7" x 11'0" (3.54m x 3.35m)

Two windows

BEDROOM 4

8'4" x 14'0" (2.54m x 4.27m)

Window

BEDROOM 5

7'9" x 14'0" (2.36m x 4.27m)

BATHROOM

Panelled corner bath with electric shower over

Wash hand basin, wc

Painted wooden flooring

Window

SEPARATE WC

Wash hand basin, wc

OUTSIDE THE PROPERTY

DOUBLE GARAGE

21'4" x 17'7" (6.50m x 5.36m)

Sliding doors to the front

Window

ADJOINING CAR PORT

21'4" x 12'4" (6.50m x 3.76m)

DETACHED BARN AND STORE

72'0" x 20'0" (21.95m x 6.10m)

Three Ashes is set on a generous plot, extending to approximately 2/3 acres.

The property is approached through double wooden entrance gates over a substantial gravelled driveway, providing ample parking and access to the garage, carport. The driveway extends to the far side of the property, providing additional parking and caravan/boat storage. A gate provides access to the substantial outbuildings with gravelled drive and good sized lawn area. Dwarf walling to the front of the property with further lawn area with mature shrubs and trees.

There is a further gravelled driveway leading to the entrance, flanked by large well maintained lawn bordered by wooden fencing and mature hedging.

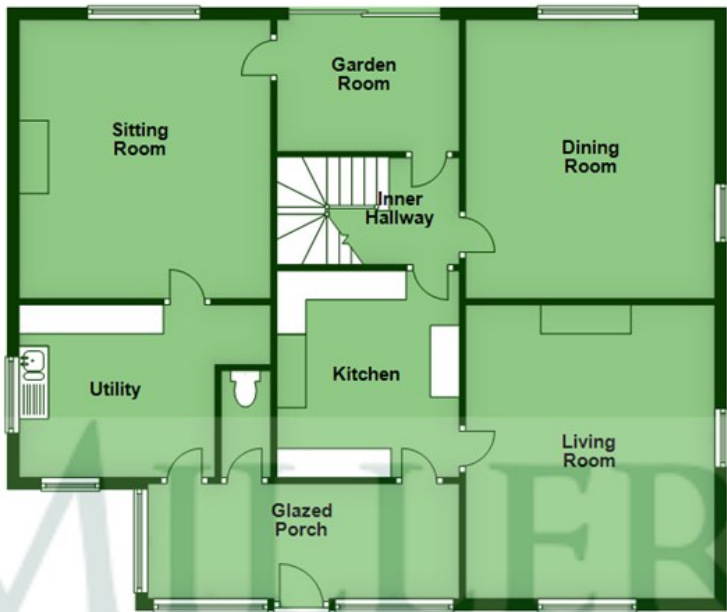






FLOOR PLANS ...

Ground Floor
Approx. 1197.5 sq. feet



First Floor
Approx. 1026.0 sq. feet



Total area: approx. 2223.5 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

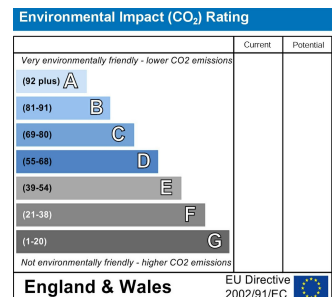
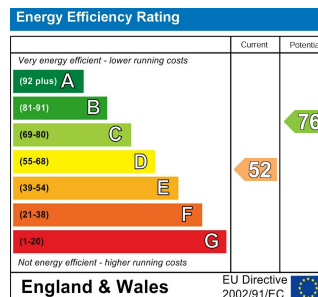
Ground Floor
Approx. 3163.6 sq. feet



HOW TO FIND THIS PROPERTY

When approached from Shrewsbury proceed along the A528 Ellesmere Road. On reaching Harmer Hill, bear left by the Bridgewater Arms, continuing on the A528. Proceed out of the village of Harmer Hill and the property will eventually be found on the right hand side, just before the turning for Myddle.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water and electricity are connected. Septic tank drainage. 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: 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.

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www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)