



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Hywel, Yockleton, Shrewsbury, SY5 9PN

£325,000 Region

To view this property please call us on **01743 236 800** Ref: C7568/WM/KQ

A beautifully presented and much improved two bedroom detached bungalow residence.

This beautifully presented two bedroom detached bungalow provides well planned spacious accommodation briefly comprising; entrance hall, kitchen, living room, dining room, utility, separate wc, two bedrooms and bathroom. Landscaped gardens. Garage and parking. The property benefits from gas fired central heating and double glazing.

The property is pleasantly situated in the centre of Yockleton, approximately 6 miles west of Shrewsbury. Local amenities within the village include a popular public house/restaurant, church, village hall, superb countryside walks. The property is also well placed within easy reach of the Shrewsbury by-pass with M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

Store cupboard

KITCHEN

11'4" x 8'6" (3.45m x 2.59m)

Range of matching wall and base units

Window to the front

LIVING ROOM

11'11" x 15'11" (3.63m x 4.85m)

Feature fireplace

Window overlooking the front garden

Opening to:

DINING ROOM

8'3" x 14'9" (2.51m x 4.50m)

Window to the front and side

Door to:

UTILITY ROOM

8'5" x 11'5" (2.57m x 3.48m)

Range of matching wall and base units with sink inset

Window to the side

Door to rear garden

SEPARATE WC

BEDROOM 1

12'0" x 12'11" (3.66m x 3.94m)

BEDROOM 2

11'3" x 8'4" (3.43m x 2.54m)

BATHROOM

Recently refitted with

Panelled bath with shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

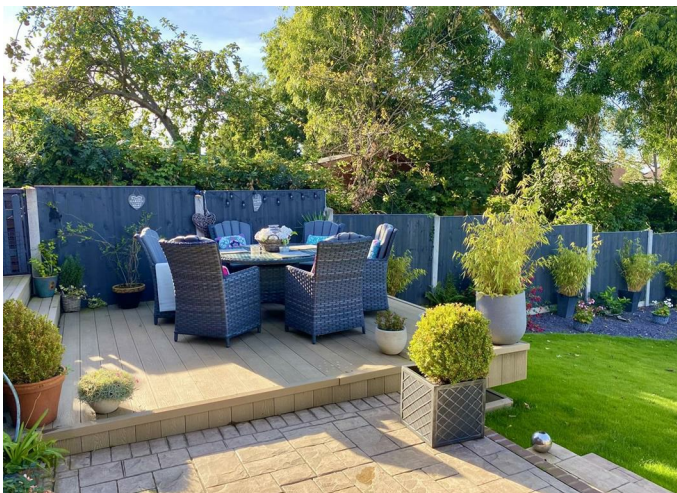
The property is approached over a driveway providing ample parking and access to the garage. Neatly kept front garden laid to gravel with floral and shrubbery beds and borders.

Enclosed immaculately maintained REAR GARDEN laid to lawn with large paved patio and decked terrace, stone borders with well stocked flowers and shrubs and a water feature.

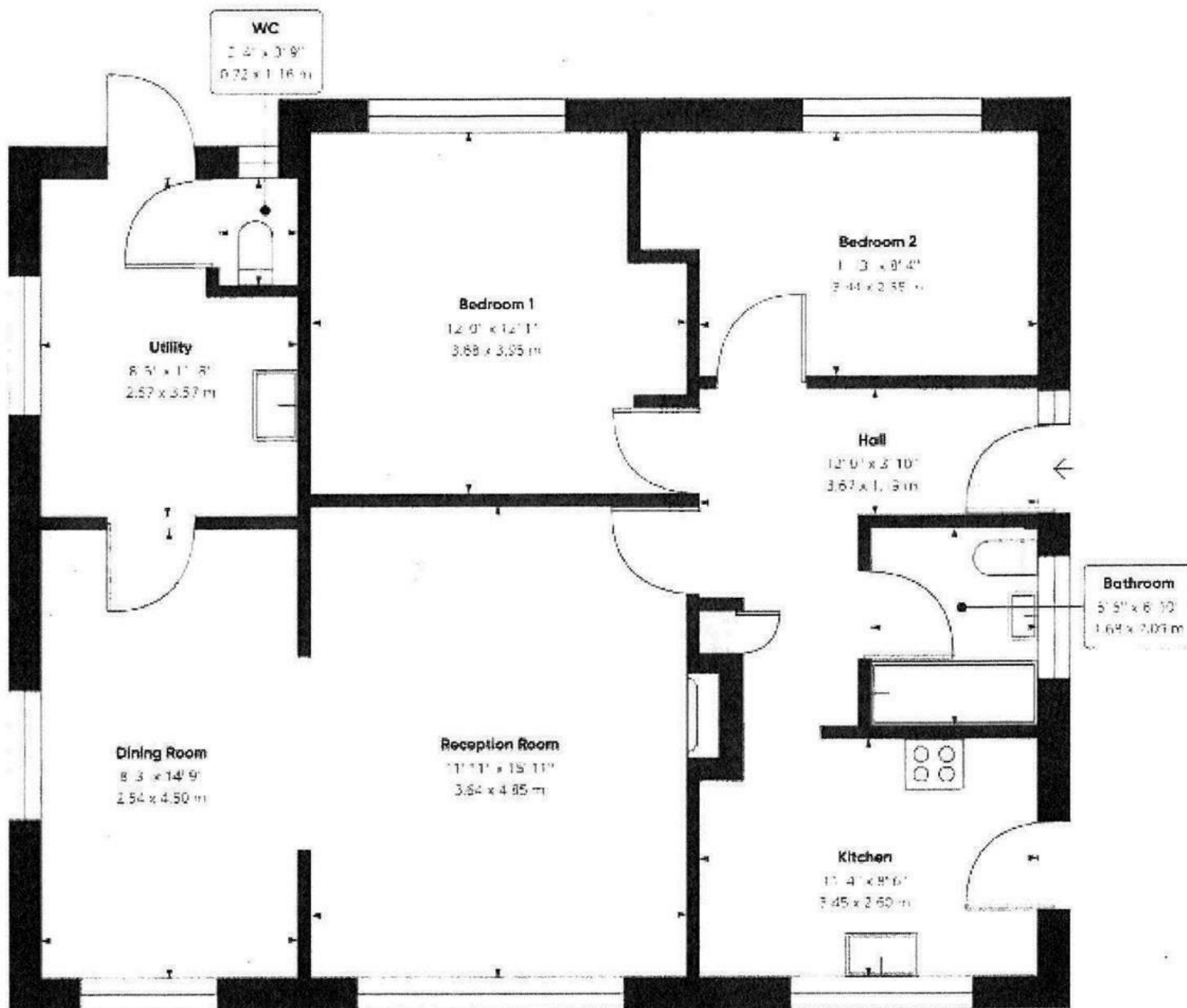








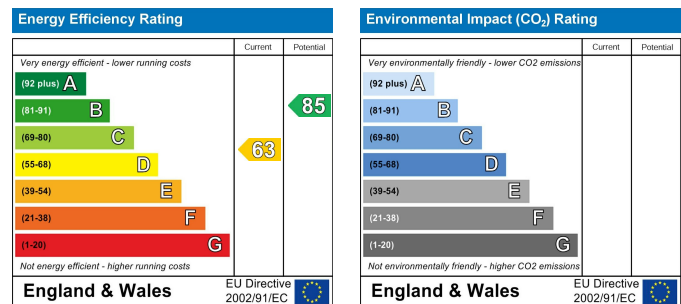
FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the B4386 (Montgomery Road). Proceed through the village of Nox and into Yockleton. Hywel will be found in the centre of the village 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: 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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