



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

14 Butts Road, Shawbirch, Telford, TF5 0NH

£340,000 Region

To view this property please call us on **01743 236 800** Ref: C7570/WM/KQ

An immaculately presented, modern, four bedroom detached family house.

An immaculately presented, modern, detached four bedroom family house briefly comprising; entrance porch, entrance hall, living room, dining room, kitchen, utility, cloakroom, master bedroom with en suite shower room, three further bedrooms and family bathroom. Single garage and ample parking. Well kept enclosed rear garden. The property benefits from gas fired central heating and double glazing.

The property occupies a pleasant cul-de-sac position in a popular location close to good local amenities, while also being well placed within easy reach of Telford (5 miles) and Shrewsbury (13 miles), where there are an excellent range of shopping and transport facilities.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

16'7" x 13'8" (5.05m x 4.17m)

Feature fireplace with surround and mantel

Large bay window to the front

French doors opening to:

DINING ROOM

10'10" x 13'8" (3.29m x 4.17m)

Patio doors to rear garden

KITCHEN

10'10" x 8'10" (3.29m x 2.68m)

Fitted with a range of matching wall and base units

Double oven and gas hob unit

Window to the rear

UTILITY ROOM

10'10" x 7'10" (3.29m x 2.38m)

Base unit with inset sink and space for appliances

Door to rear garden

CLOAKROOM

Wash hand basin, wc

STAIRCASE rising to FIRST FLOOR LANDING

MASTER BEDROOM

14'6" x 16'2" (4.42m x 4.94m)

Built in wardrobes

Window to the front

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Window to the front

BEDROOM 2

20'0" x 11'2" (6.10m x 3.40m)

Built in wardrobe with sliding mirror fronted doors

Window to the front

BEDROOM 3

9'1" x 6'7" (2.76m x 2.00m)

Built in wardrobes

Window to the rear

BEDROOM 4

9'1" x 8'6" (2.76m x 2.58m)

Built in wardrobes

Window to the rear

BATHROOM

Panelled bath

Wash hand basin, wc

Window

OUTSIDE THE PROPERTY

INTEGRATED SINGLE GARAGE

The property is approached over brick paviour driveway providing ample parking and access to the garage, flanked by well kept lawn with mature shrubs and trees.

Side wrought iron gate leads to a good sized enclosed REAR GARDEN laid mainly to lawn with paved patio, shrub beds and borders and mature hedging.





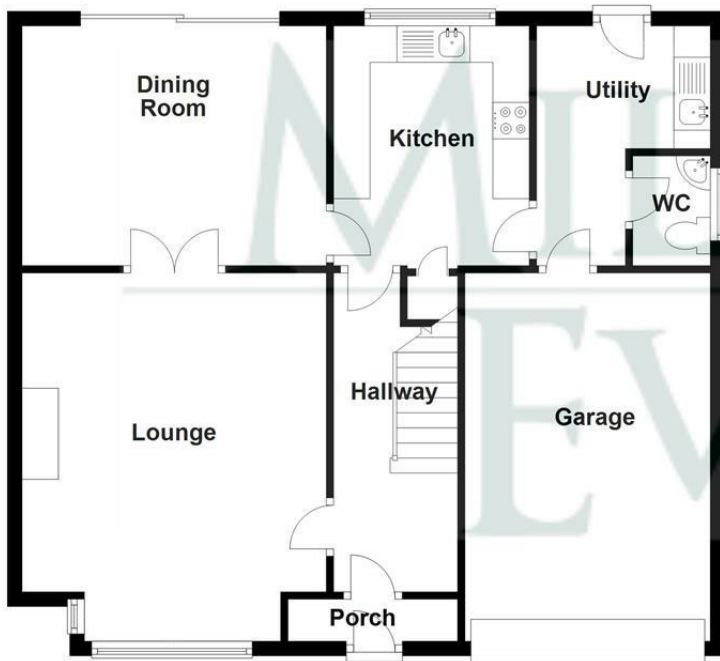




FLOOR PLANS ...

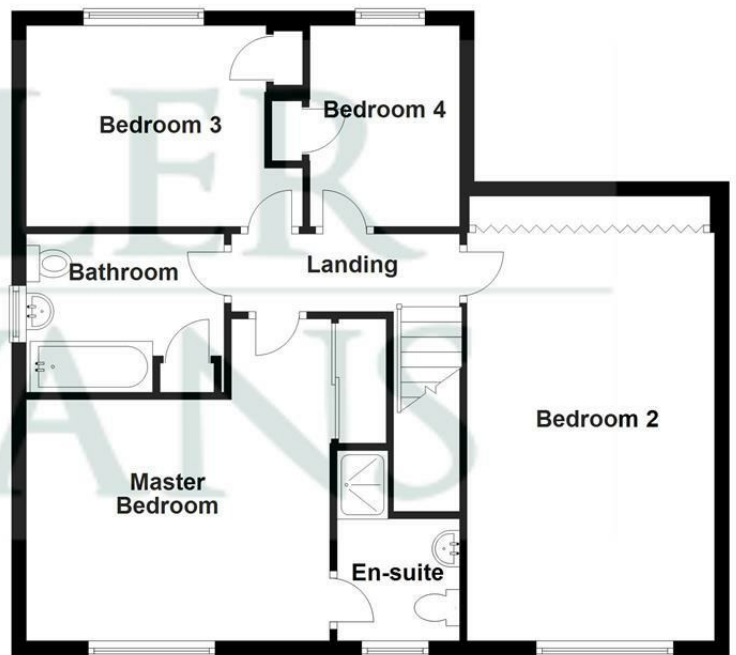
Ground Floor

Approx. 887.5 sq. feet



First Floor

Approx. 770.0 sq. feet



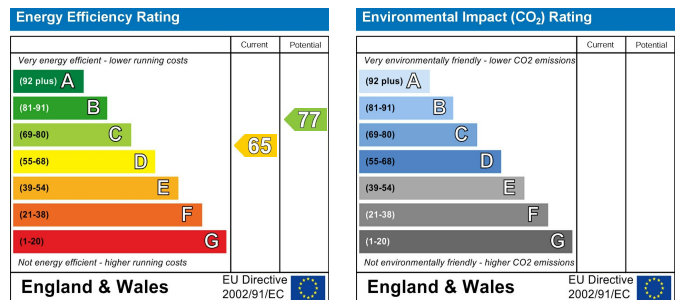
Total area: approx. 1657.5 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B4380 towards Atcham. Continue past Attingham Park and turn left onto the B4394 (Signed to Allscott and Walcot). Continue along this road, eventually turning left onto Station Road. Continue through Admaston. After some distance, turn left onto the B5063 (Signed to Shawbury). Turn right onto Glade Way. Right onto Oakfield Road and right onto Butts Road, where the property will be found at the end of the cul-de-sac on the left hand side. **When approaching from the Princess Royal Hospital (Apley Roundabout) proceed along the A5223 Whitchurch Drive (signed to Whitchurch). At the next roundabout, take the first exit onto the B5063. Proceed to the next roundabout, taking the 3rd exit onto Glade Way. Turn left onto Oakfield Rad and right onto Butts Road.

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

Wrekin District Council
South Water Square, St Quentin Gate
TF3 4EJ

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.

FIND OUR PROPERTIES ON:



The UK's number one property website

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



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

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.

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