



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**6 Rodneys View, Four Crosses, Llanymynech, SY22 6NJ**

**£375,000**

To view this property please call us on **01743 236 800** Ref: C7569/WM/KQ



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# A well presented, modern, extended, detached four bedroom family house.

This well appointed, modern four bedroom detached family home has been sympathetically extended to provide spacious accommodation briefly comprising; entrance hall, cloakroom, living room, dining room, conservatory, study, kitchen, utility, family room. Master bedroom with en suite shower room, second bedroom with en suite shower room, two further bedrooms and family bathroom. Large gardens extending to approximately 0.23 of an acre. Ample parking. The property also benefits from double glazing, solar panels and oil fired central heating.

The property occupies a pleasant cul-de-sac position in the heart of the popular and convenient village of Four Crosses close to Shrewsbury, Oswestry and Welshpool, with views towards the Breidden Hills and Rodney's Pillar. Four Crosses is approximately 15 miles West of Shrewsbury and 7 miles South of Oswestry, with a similar distance from Welshpool. Village amenities include a primary school, village shops, petrol station, two public houses and a church.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### LIVING ROOM

16'7" x 11'7" (5.05m x 3.53m)

Feature fireplace with surround and mantel

Bay window to the front

Double doors to:

### DINING ROOM

10'0" x 8'0" (3.05m x 2.44m)

Opening to:

### CONSERVATORY

10'8" x 8'0" (3.25m x 2.44m)

Tiled floor

French doors to rear garden

### STUDY

8'0" x 6'2" (2.44m x 1.88m)

Window

### KITCHEN

10'4" x 5'11" (3.15m x 1.80m)

Range of matching wall and base units

Large understairs store cupboard

Window overlooking rear garden

### UTILITY ROOM

9'10" x 5'6" (3.00m x 1.68m)

Door to garden

### FAMILY ROOM

16'11" x 8'8" (5.16m x 2.64m)

Electric heater

Window

STAIRCASE rising from entrance hall to FIRST FLOOR

LANDING with access to roof space.

### BEDROOM 1

20'5" x 10'6" (6.22m x 3.20m)

Range of built in wardrobes

Two windows

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Window

### BEDROOM 2

14'5" x 9'2" (4.39m x 2.79m)

Window

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Window

### BEDROOM 3

10'10" x 9'6" (3.30m x 2.90m)

Window

### BEDROOM 4

9'6" x 8'6" (2.90m x 2.59m)

Window

### BATHROOM

Panelled bath

Wash hand basin, wc

Window

## OUTSIDE THE PROPERTY

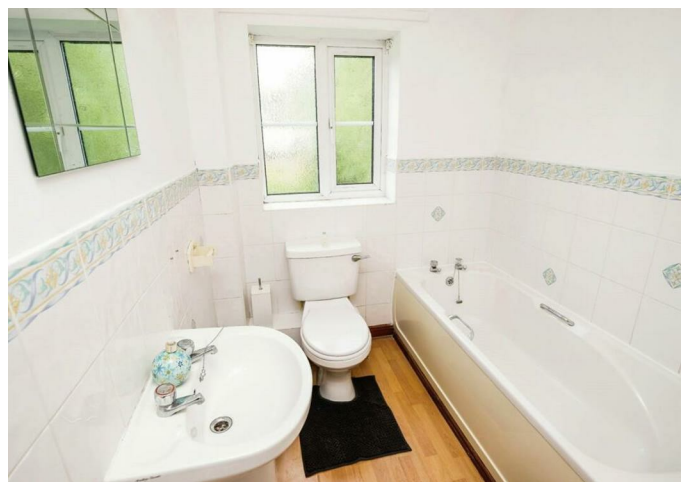
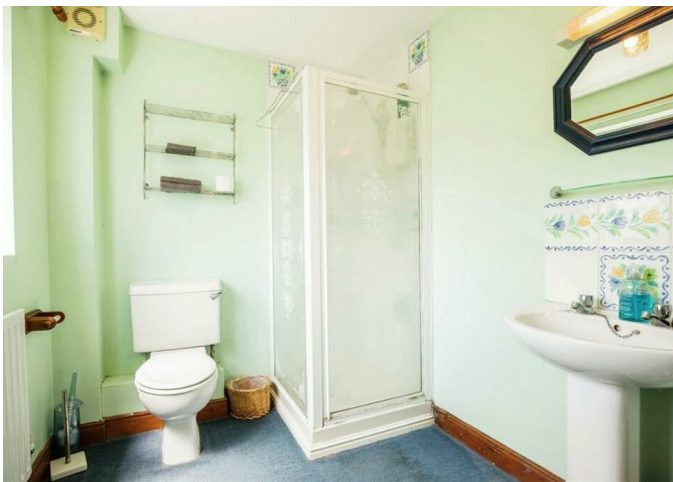
The property is approached over tarmacadam driveway providing ample parking, flanked by lawn with mature shrubs and tree.

Extensive enclosed REAR GARDEN extending to approximately 0.23 of an acre, laid mainly to lawn with paved patio and mature shrub beds and borders.

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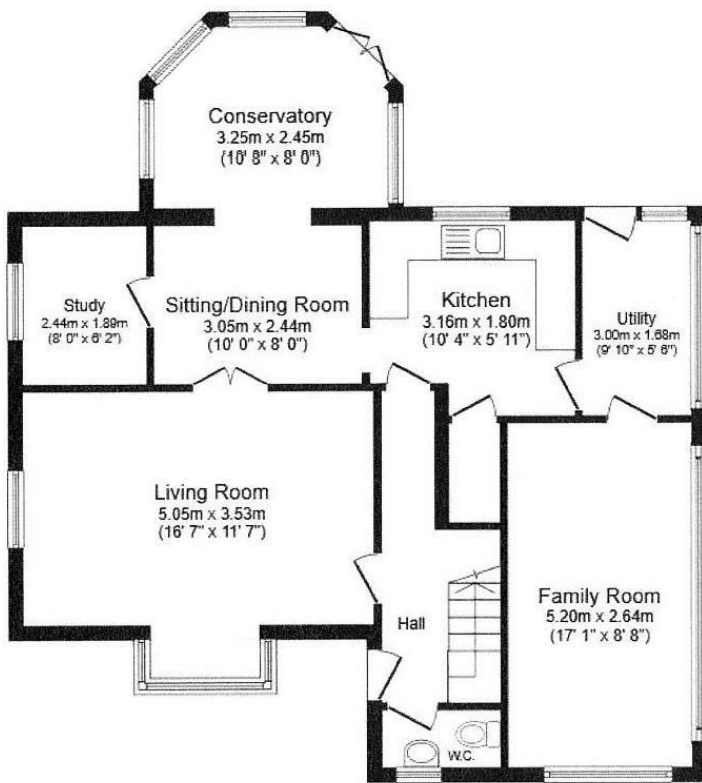




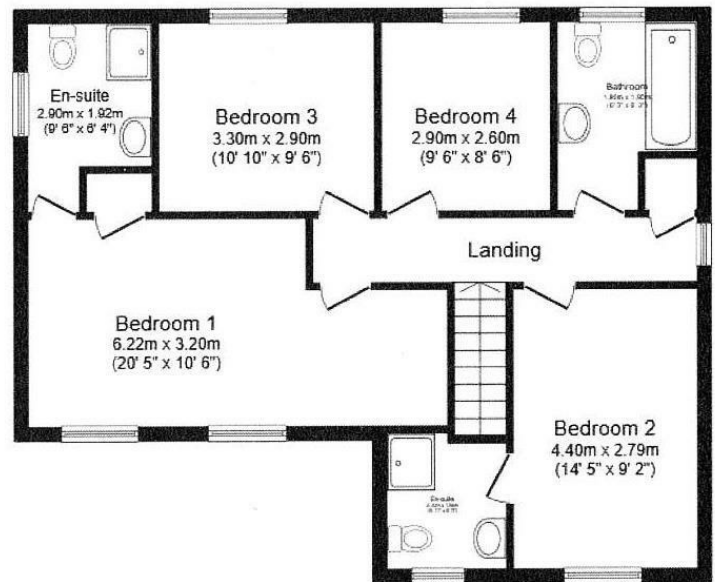




## FLOOR PLANS ...



**Ground Floor**



**First Floor**

Total floor area 159.2 sq.m. (1,713 sq.ft.) approx

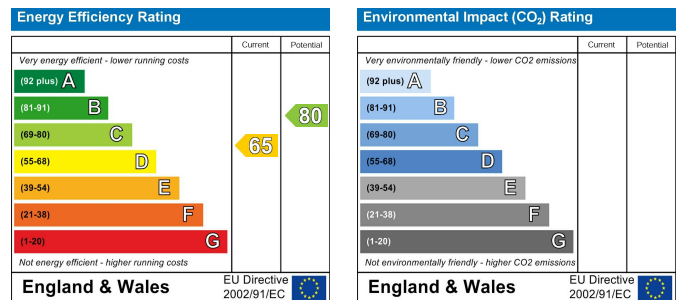
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A458 (Welshpool Road) and immediately after passing through Ford, turn right onto B4393 (Lake Vyrnwy Road). Follow this road through Alberbury, Coedway, Crew Green and after passing through Llandrinio, turn right onto the B4393 for Four Crosses. After a short distance, turn right onto Offas Dyke Road. Continue to the roundabout and take the 3rd exit onto Rodney's View, where the property will be found in the corner of the cul-de-sac.

## 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: E

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:



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

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Tel: 01694 724700 | Fax: 01743 248671



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

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