



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Yew Tree Cottage, Frodesley, Shrewsbury, SY5 7HF**

**Offers In The Region  
Of £620,000**

To view this property please call us on **01743 236 800** Ref: C7582/WM/KQ



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# An immaculately presented, much improved and extended, five bedroom character cottage.

This immaculately presented, five bedroom character cottage has been much improved and extended to provide spacious family accommodation to include; entrance porch, living room, superb open plan kitchen/living/dining room, utility, two ground floor bedrooms and a ground floor shower room. Three further bedrooms and bathroom and separate wc to the first floor. Well stocked gardens. Parking. The property benefits from oil fired central heating.

The property is pleasantly situated with extensive views over open farmland, within the popular village of Frodesley, which is close to Acton Burnell and Dorrington. This semi-rural location offers extensive countryside views, a bus route and fantastic local schools nearby.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### LOUNGE

19'11" x 14'9" (6.08m x 4.50m)

Large feature fireplace housing log burner

Understairs store cupboard

Door to bedroom four.

### KITCHEN / LIVING / DINING ROOM

12'0" x 6'7" (3.65m x 2.00m)

Kitchen fitted with a range of matching modern wall and base units

Integrated appliances including double oven, electric hob and extractor over

Dining area with large window to the side

French doors to rear garden

Door to lounge

### UTILITY

7'8" x 17'8" (2.33m x 5.39m)

Base units with inset sunk

Door to garden

Door to Bedroom 5

### SHOWER ROOM

Large walk in shower cubicle with overhead Drench shower unit

Wash hand basin, wc

### BEDROOM 5

12'0" x 7'2" (3.65m x 2.19m)

### BEDROOM 4

13'3" x 14'9" (4.03m x 4.50m)

STAIRCASE rising from living room to FIRST FLOOR LANDING

### BEDROOM 1

14'11" x 14'4" (4.54m x 4.36m)

### BEDROOM 2

13'1" x 14'11" (4.00m x 4.54m)

### BEDROOM 3

13'3" x 14'11" (4.03m x 4.54m)

### BATHROOM

Modern oval bath

Walk in shower cubicle

Wash hand basin

### SEPARATE WC

Wash hand basin, wc

### OUTSIDE THE PROPERTY

The property is divided from the road by a dwarf brick wall and approached over a driveway providing ample parking with additional parking to the rear. Gravelled front garden area.

Generous REAR GARDEN, laid mainly to lawn with mature shrub beds and a wide range of specimen trees. Good sized paved patio and gravelled area.













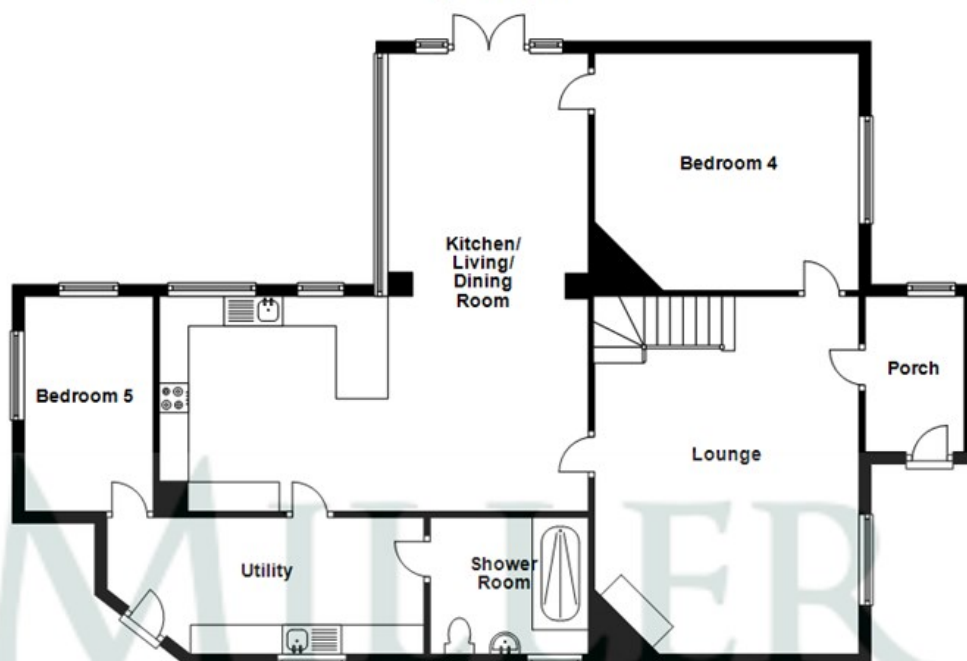




## FLOOR PLANS ...

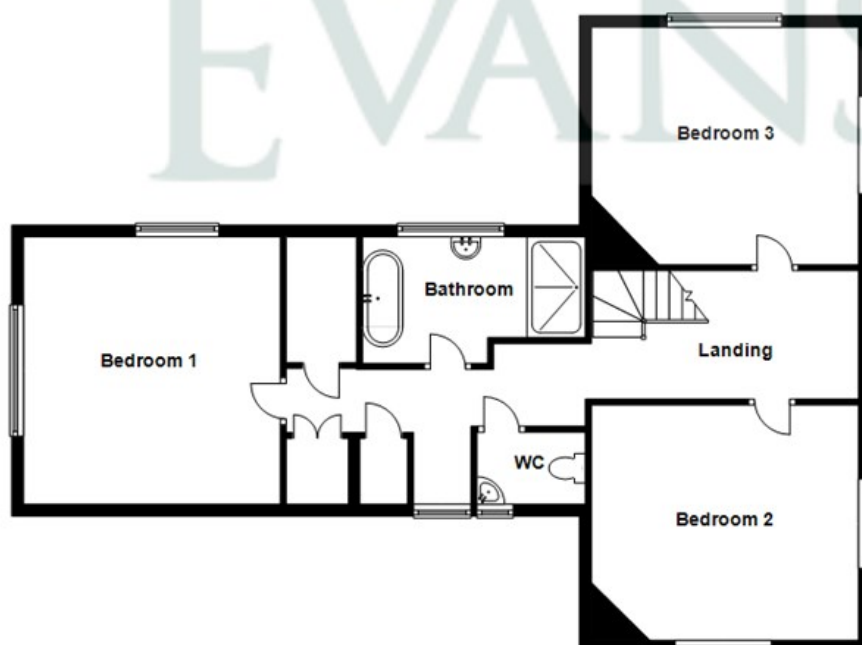
### Ground Floor

Approx. 1289.2 sq. feet



### First Floor

Approx. 979.7 sq. feet

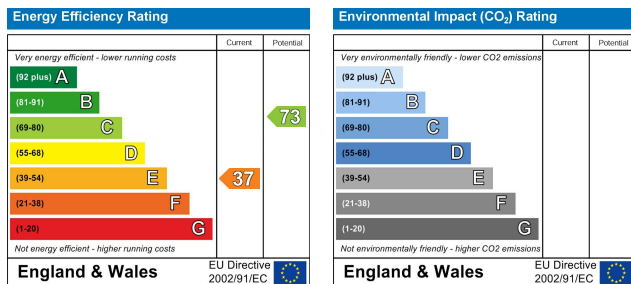


Total area: approx. 2268.9 sq. feet

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

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A49 through Bayston Hill and turn left towards Condover. In the centre of Condover turn left by the village hall and follow this road until reaching the crossroads in Frodesley. Turn left and the property will be found after a short distance on the right hand side.



## 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: 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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