



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

3 Rose Way, Worthen, Shrewsbury, SY5 9HN

**Offers In The Region
Of £625,000**

To view this property please call us on **01743 236 800** Ref: C7585/WM/KQ

An immaculately presented and beautifully renovated, four bedroom, detached family home.

This immaculately presented and beautifully renovated, four bedroom, detached family home provides well planned and well proportioned accommodation throughout briefly comprising; entrance hall, kitchen/dining room with larder cupboard, utility, cloakroom, living room, master bedroom with en-suite, three further bedrooms and family bathroom. Single garage and ample parking. Beautifully presented rear garden. The property benefits from brand new oil fired central heating, newly fitted windows and doors throughout.

Worthen is a quiet sleepy village nestling in the Shropshire , mid-wales foothills and has a long and fascinating history dating back to the bronze age. The Romans blessed the village during its invasion of wales with an excellent road linking to the the motorway network to the midlands and beyond

Surviving the black death and two world wars, Worthen has blossomed and has won the The best Kept Village award 2024. Boasting a wide range of craft clubs and activities and a bustling village hall

Alocal medical centre and a excellent village primary school and pre school with a bus service to the secondary school at Pontesbury. Adjoining village Brockton has a refurbished village pub with many nearby top class eating establishments.



INSIDE THE PROPERTY

ENTRANCE HALL

Understairs store cupboard

LIVING ROOM

24'4" x 11'11" (7.41m x 3.64m)

Sliding doors to rear garden

Window to the front

Open fireplace

KITCHEN / DINING ROOM

22'0" x 17'9" (6.70m x 5.41m)

Newly fitted kitchen with a range of matching modern units and integrated appliances

Inset log burner with wooden plinth over

Two windows

Double doors to rear garden

Door to larder cupboard

Opening to:

UTILITY AREA

8'4" x 9'5" (2.55m x 2.87m)

Range of matching newly fitted wall and base units and inset sink

Door to rear garden

Door to cloakroom

White goods may be available by separate negotiation

LARDER

7'9" x 4'1" (2.35m x 1.24m)

Providing ideal cool storage area.

CLOAKROOM

Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING with access to a fully boarded roof space.

MASTER BEDROOM

14'8" x 11'0" (4.48m x 3.35m)

Extensive range of built in wardrobes

Window to the rear

EN SUITE SHOWER ROOM

Wash hand basin, wc

Large shower cubicle

Window to the rear

BEDROOM 2

10'6" x 11'9" (3.19m x 3.59m)

Window to the front

BEDROOM 3

6'11" x 13'9" (2.11m x 4.19m)

Window to the front

BEDROOM 4

11'2" x 8'6" (3.41m x 2.60m)

Window to the rear

BATHROOM

Corner bath with Drench shower over and shower screen

Wash hand basin, wc

Window

OUTSIDE THE PROPERTY

GARAGE

Right garage providing parking space,

Left garage providing storage space.

OUTBUILDING

Providing ideal studio/bar/hobbies room.

Three windows

The property is approached over an 'in and out' brick paved driveway with floral and shrubbery borders. Gated access to both sides of the property.

There is a beautifully landscaped REAR GARDEN with large paved patio area, dwarf brick wall and steps leading to lawn area with well stocked shrub beds and borders. Further paved patio area with covered Pergola providing an ideal entertaining space. The property is enclosed on all sides by wooden fencing and mature hedging.





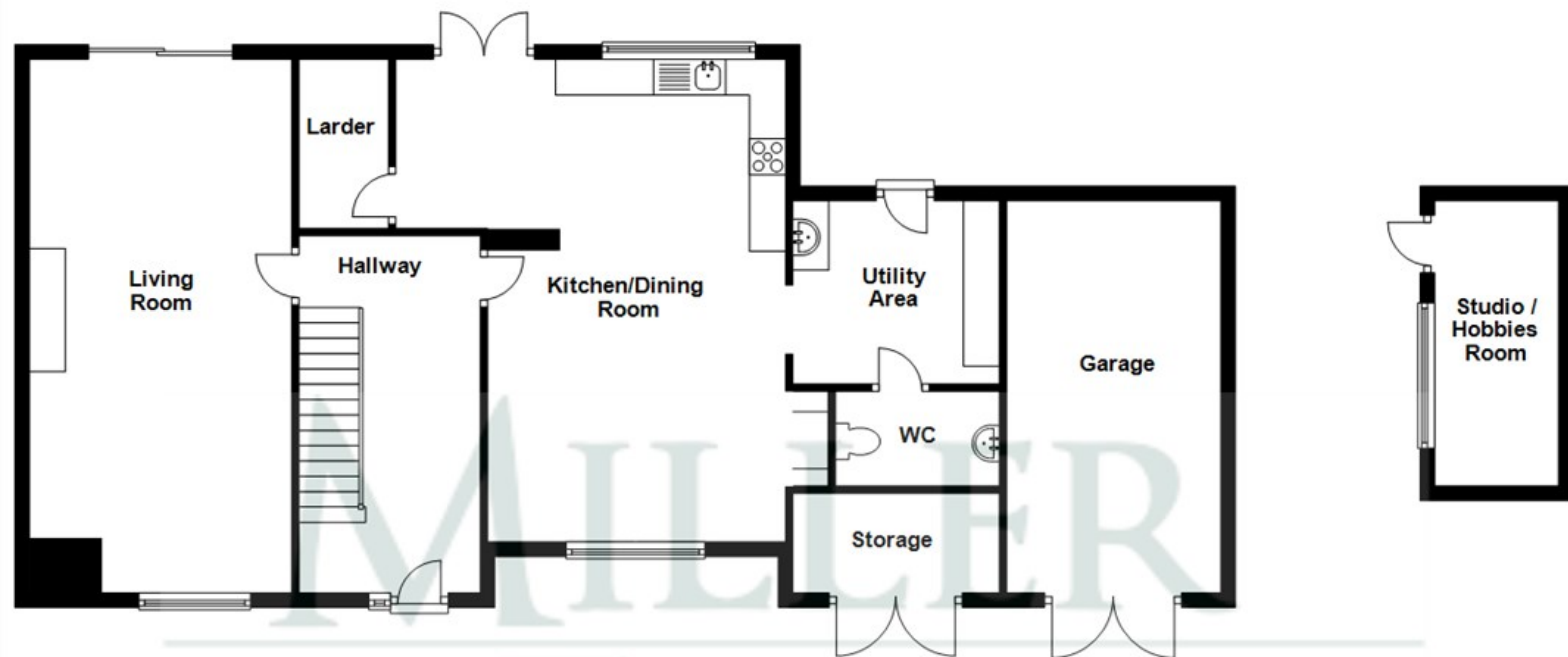




FLOOR PLANS ...

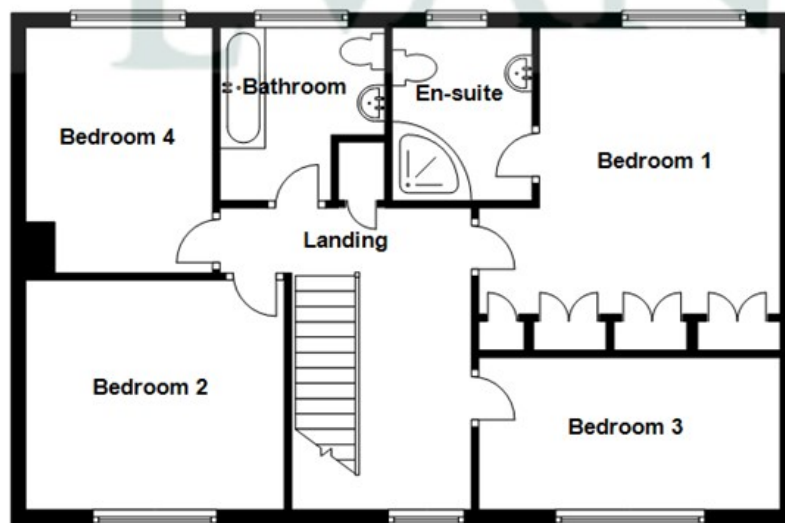
Ground Floor

Approx. 1232.1 sq. feet



First Floor

Approx. 755.0 sq. feet

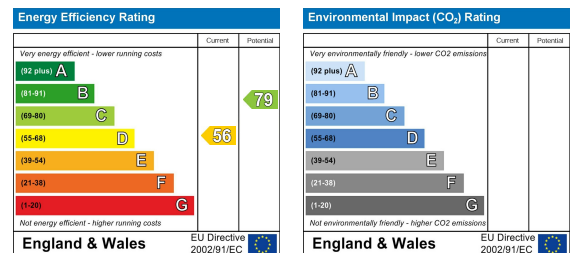


Total area: approx. 1987.1 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town on the B4386 Montgomery Road, passing through the villages of Yockleton and Westbury. On reaching Worthen, turn right, opposite the Church onto Back Lane. After a short distance, there is a fork in the road, turn left onto Rose Way. Follow the road around the bend and the property will be found on the left hand side.



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: 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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