



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

6 Hermitage Close, Westbury, SY5 9QL

£350,000 Region

To view this property please call us on **01743 236 800** Ref: C7613/SL/KQ

A particularly well appointed, improved and extended, four bedroom semi-detached family house.

This much improved four bedroom semi-detached house provides well planned and well proportioned accommodation throughout and is presented to an exacting standard. The property benefits from gas fired central heating and double glazing.

The property is situated in a cul-de-sac position in the picturesque village of Westbury, offering a tranquil and rural lifestyle with essential amenities. The village is home to a local pub, village shop and post office, primary school and village hall. Westbury is situated approximately 8 miles west of Shrewsbury.



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

14'5" x 12'6" (4.39m x 3.81m)

A pleasant room with an attractive fireplace feature
Picture window overlooking the front

KITCHEN / DINING ROOM

9'11" x 15'8" (3.02m x 4.77m)

Neatly appointed and fitted with a range of matching modern units

GARDEN ROOM

Windows and glazed French doors allowing access the rear garden

SPACIOUS UTILITY ROOM

6'1" x 11'7" (1.86m x 3.53m)

CLOAKROOM

Wash hand basin, wc

From the entrance hall, a STAIRCASE rises to a FIRST FLOOR LANDING

MASTER BEDROOM

14'3" x 11'7" (4.34m x 3.53m)

Window to the front

LUXURIOUSLY APPOINTED EN SUITE SHOWER ROOM

Large walk in shower with Direct mixer shower and glazed shower screen

Dressing surface with hand basin, wc

BEDROOM 2

12'0" x 9'0" (3.66m x 2.74m)

Window to the front

Built in wardrobe

BEDROOM 3

9'11" x 9'0" (3.02m x 2.74m)

BEDROOM 4

9'2" x 6'4" (2.79m x 1.93m)

FAMILY BATHROOM

Attractively appointed with a modern panelled bath
Dressing surface with hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

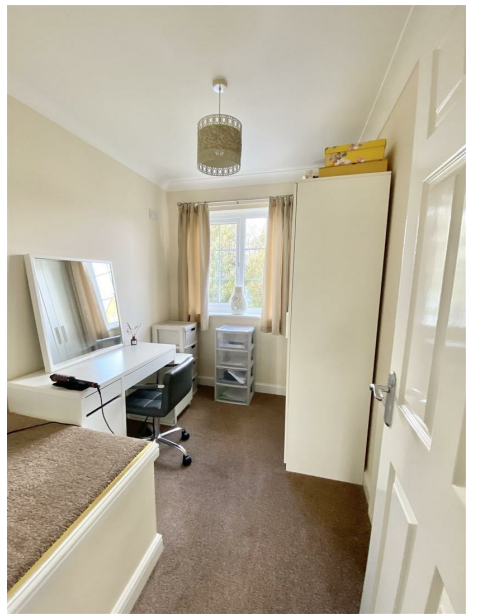
Electronic up and over door.

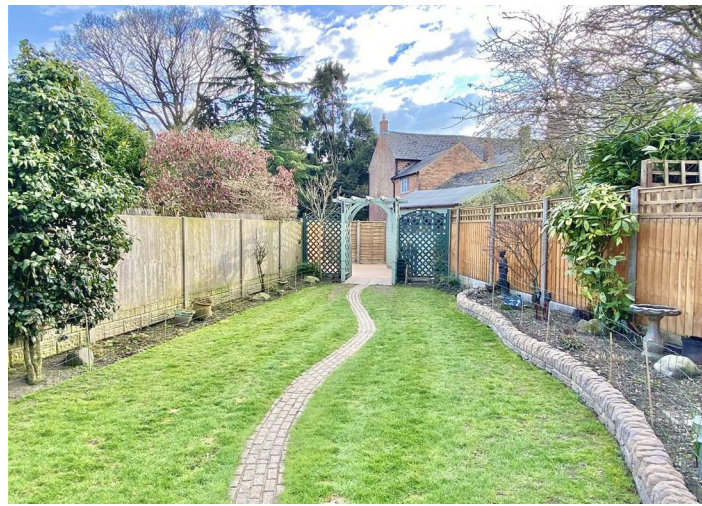
The property is divided from the road by an established beech hedge and approached over a tegular paved driveway, which serves the garage and reception area. There is an attractive, neatly kept forecourt which is laid to lawn and a gateway access to the rear.

Landscaped REAR GARDEN with an extensive randomly paved patio and terrace, shaped lawn, served by a curved pathway, ornamental water garden with cascade and raised floral and shrubbery bed. There is a further paved area with garden store. The whole being well enclosed on all sides by well maintained wooden fencing.





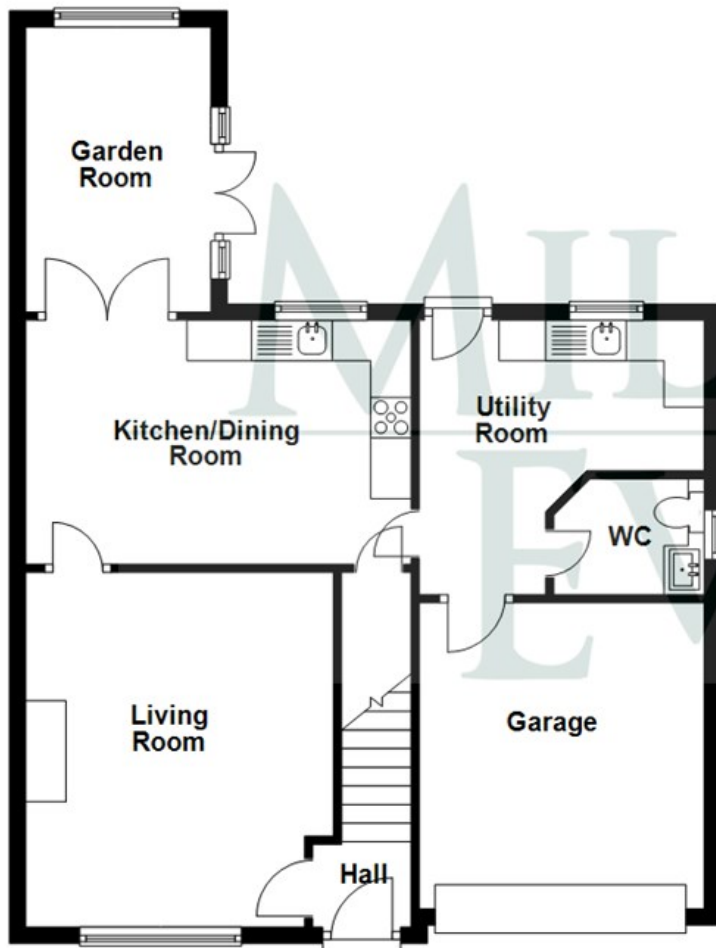




FLOOR PLANS ...

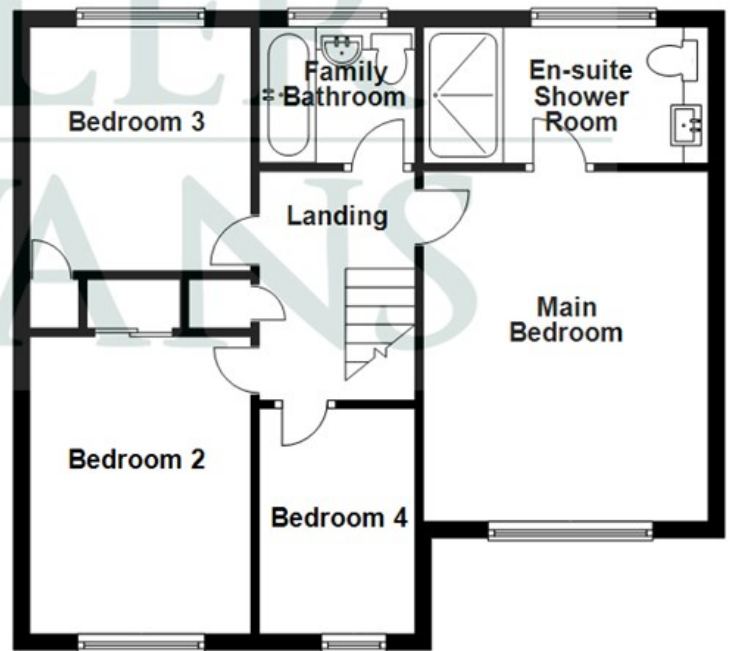
Ground Floor

Approx. 767.9 sq. feet



First Floor

Approx. 628.1 sq. feet



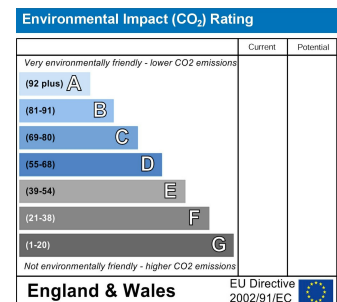
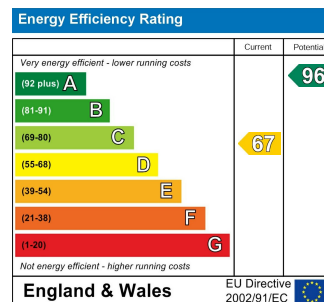
Total area: approx. 1396.1 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B4386 and proceed through Knox and Yockleton. Continue to the village of Westbury, turn right onto the B4387 and second right into Hermitage Close, where the property will be found after a short distance 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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