



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

40 Hinwood Road, Westbury, Shrewsbury, SY5 9QU

**Offers In The Region
Of £325,000**

To view this property please call us on **01743 236 800** Ref: C7633/WM/MU

A well presented and neatly kept 3 bedroomed detached family house.

This well presented and neatly kept, 3 bedroomed, detached family house provides well planned and well proportioned accommodation throughout and briefly comprises : hall, living room, dining room, kitchen, conservatory, utility, downstairs wc, 3 bedrooms, an en suite and a main family bathroom. A single garage, spacious driveway and a neatly kept rear garden. The property also benefits from gas-fired central heating.

The property is pleasantly situated in the heart of this popular rural village which provides a range of amenities including Doctor's Surgery, Public House and a Bus Service, also within easy reach of the Shrewsbury bypass with M54 motorway link to the West Midlands



INSIDE THE PROPERTY

HALL

With window to the side

LIVING ROOM

14'4" x 13'11" (4.36m x 4.25m)

Provides spacious accommodation and has a large bay window to the fore.

Access to :

DINING ROOM

13'4" x 8'8" (4.07m x 2.64m)

Sliding doors to the conservatory and access to kitchen.

KITCHEN

13'4" x 8'6" (4.07m x 2.59m)

Fitted with a matching range of wall and base units

Window to the rear

Understairs storage cupboard

Access to :

UTILITY

6'8" x 6'0" (2.02m x 1.84m)

Fitted with a range of base units

Access to the downstairs wc

Access to the rear.

DOWNSTAIRS WC

Low flush wc

Wash hand basin

Window to the side.

CONSERVATORY

Provides panoramic views of the neatly kept rear garden and has doors leading out onto the rear patio.

A STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

13'7" x 10'0" (4.15m x 3.04m)

Window to rear

Range of fitted wardrobes

Access to :

EN SUITE

Low flush wc

Wash hand basin

Shower cubicle.

BEDROOM 2

11'7" x 10'0" (3.53m x 3.04m)

Window to front.

BEDROOM 3

8'0" x 8'5" (2.43m x 2.56m)

Window to front.

FAMILY BATHROOM

White suite comprising panelled bath

Low flush wc

Wash hand basin

Window to the rear.

OUTSIDE THE PROPERTY

GARAGE

Up and over door.

TO THE FRONT the property is approached over a spacious driveway providing ample parking. There is a small area predominantly laid to lawn with floral borders. There is gated side access to the rear of the property.

TO THE REAR there is a large patio suitable for outside entertaining and a large area predominantly laid to lawn. Green house. The whole enclosed on all sides by wooden fencing and mature hedging, providing an excellent amount of privacy.





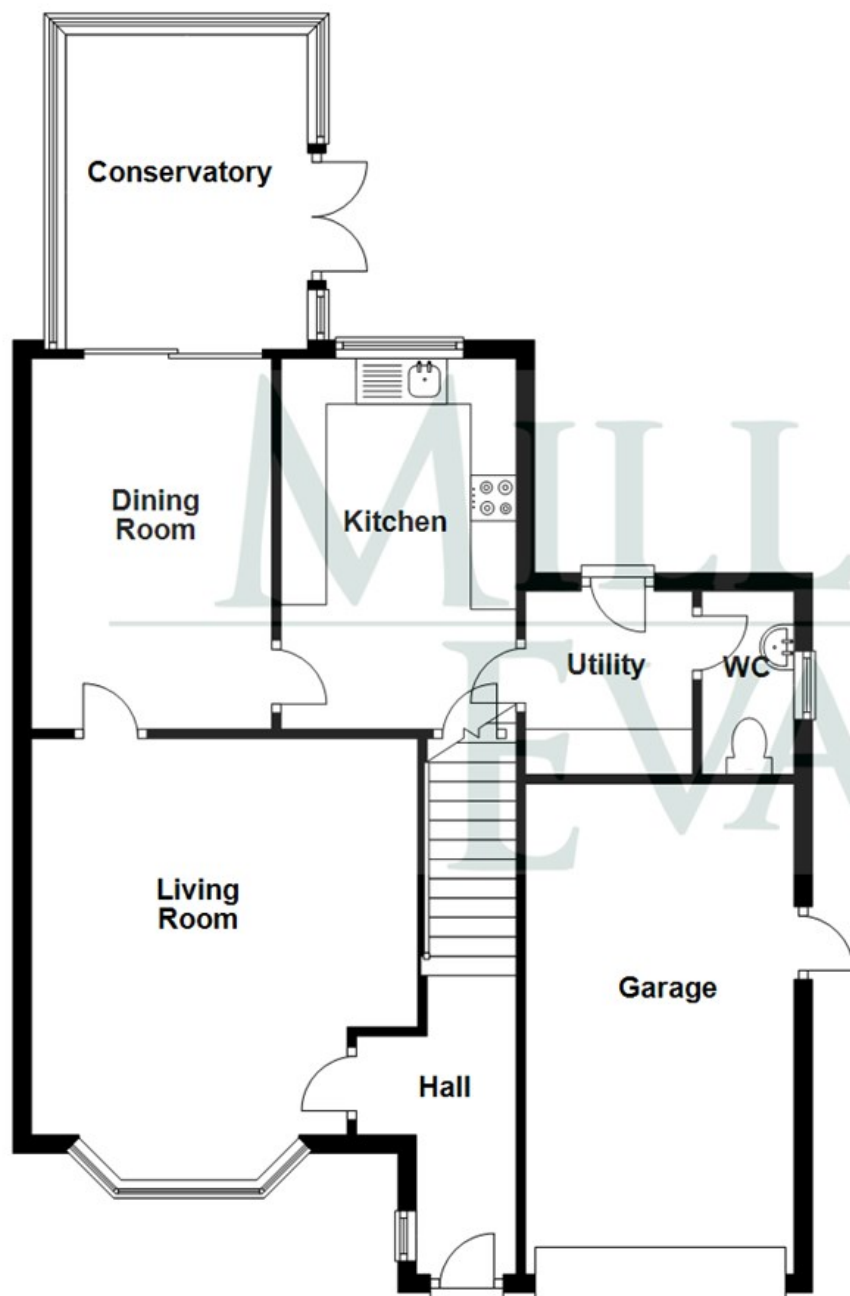




FLOOR PLANS ...

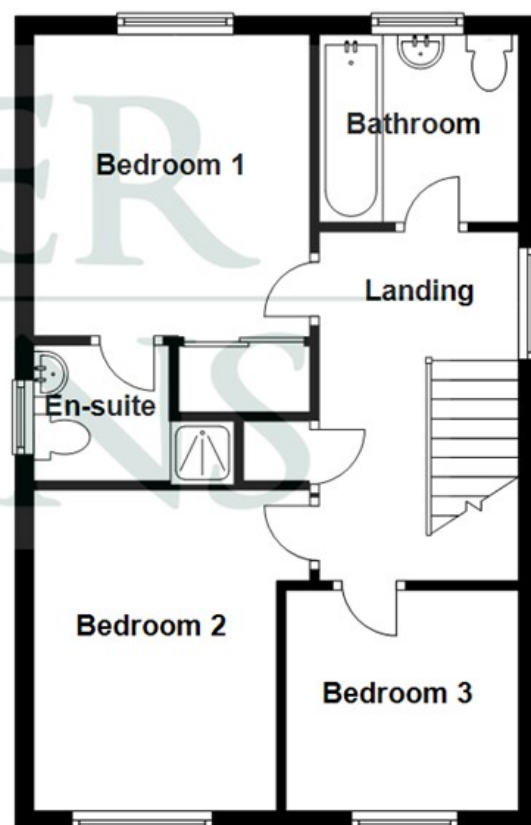
Ground Floor

Approx. 859.3 sq. feet



First Floor

Approx. 489.0 sq. feet



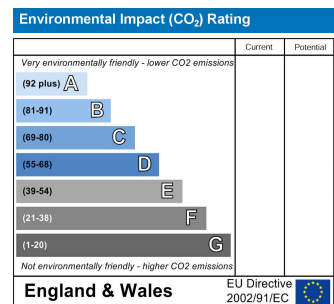
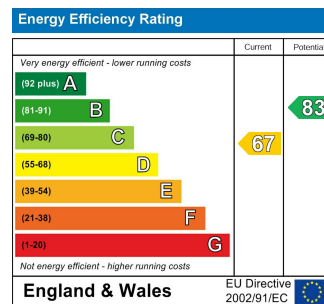
Total area: approx. 1348.4 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A488 Montgomery Road passing through the villages of Nox and Yockleton. On entering Westbury proceed past Nigel Farr Farm Services and at the crossroads turn left onto Hinwood Road. Proceed along Hinwood Road for a short distance and the property will be found 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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