



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Willow Cottage, Forton, Montford Bridge, Shrewsbury
SY4 1ES**

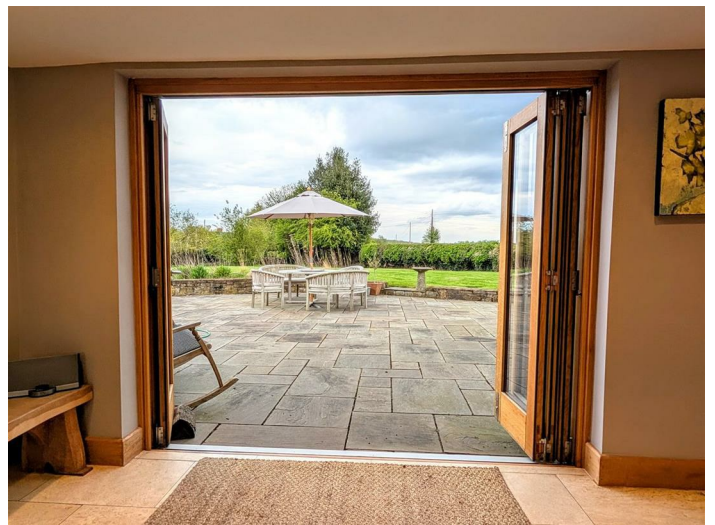
**Offers In The Region
Of £800,000**

To view this property please call us on **01743 236 800** Ref: C7638/WM/MU

An imposing and spacious, 4-bedroomed detached family home.

This imposing and spacious, four bedroomed detached family home provides well planned and well proportioned accommodation throughout and briefly comprises : living room, superb open plan breakfast kitchen enjoying bi-fold doors to the garden, dining room, study, utility, pantry, cloakroom, master bedroom with en suite shower room, three further bedrooms and shower room. Double open bay and double garage with large loft space, ample parking. Neatly kept front and rear garden. Oil-fired central heating. The property occupies an idyllic setting and is set in approximately 1 acre.

Occupying a pleasant position in the heart of the Shropshire countryside approx. 5 miles north west of the county town of Shrewsbury with its many fashionable shops, bars, restaurants, Theatre Severn, Quarry Park and Dingle Gardens. The property is well positioned for easy access to nearby cities such as Liverpool, Manchester and Birmingham.



INSIDE THE PROPERTY

DINING ROOM

18'6" x 14'3" (5.64m x 4.34m)

With double sided log burner

Character beams dating back to the 17th Century

Window to the fore and window to the rear.

OPEN PLAN LIVING AREA

18'6" x 21'10" (5.64m x 6.65m)

With the other side of the double sided log burner and providing spacious accommodation with a matching range of wall and base units with integrated appliances

There are 2 windows to the fore and bi fold doors onto the rear patio

Access to a pantry and utility area.

PANTRY

3'0" x 6'2" (0.92m x 1.89m)

Window to front.

UTILITY AREA

6'7" x 12'8" (2.00m x 3.86m)

With base units

2 windows to the rear

Sink with mixer tap

Access to the side and rear of the property.

LIVING ROOM

18'6" x 11'0" (5.64m x 3.36m)

Feature fireplace

Windows to the fore and rear

All off the downstairs having the character beams

STUDY

11'0" x 7'0" (3.36m x 2.13m)

Window to side.

WC

Low flush wc

Wash hand basin

Access through to the boiler room.

A STAIRCASE rises to the FIRST FLOOR LANDING - THE BRIDGE which benefits from natural light with Velux windows and window to the fore.

BEDROOM 1

18'9" x 12'0" (5.72m x 3.67m)

Large fitted wardrobes

Windows to the fore and rear

Access to :

EN SUITE SHOWER ROOM

Low flush wc

Wash hand basin

Large shower cubicle

BEDROOM 2

8'8" x 11'9" (2.64m x 3.58m)

Window to the fore

BEDROOM 3

11'3" x 10'0" (3.42m x 3.04m)

Window to front and side.

BEDROOM 4

7'2" x 10'0" (2.19m x 3.04m)

Window to rear and Velux window.

A superb storage unit in-between bedroom 4 and the shower room.

SHOWER ROOM

wc low type flush

Wash hand basin

Large shower cubicle

Window to the rear.

OUTSIDE THE PROPERTY

OPEN BAY

Double oak framed bay

Door to:

DOUBLE GARAGE

Electric up and over door.

LOFT SPACE

11'10" x 36'4" (3.60m x 11.08m)

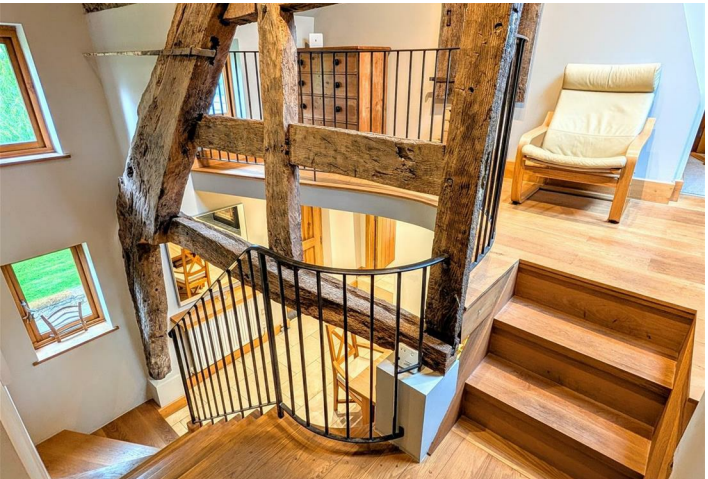
Door.

TO THE FRONT the property is approached through electric entrance gates and over a spacious gravelled driveway providing ample parking. There is an imposing open bay and double garage with its own private staircase down the left hand side that opens up to an impressive loft space which is 37' long with multipurpose use and potential for further renovation. The loft space also has 3 Velux windows.

There is a large area to the front predominantly laid to lawn with a mature tree in the centre of the garden and large mature hedging providing a great deal of privacy.

To the rear of the property there is a spacious patio area, ideal for outside entertaining and an extensive REAR GARDEN, enclosed on all sides by mature hedging and wooden fencing with some floral and shrubbery borders. The plot is situated on just under one acre of land.







FLOOR PLANS ...

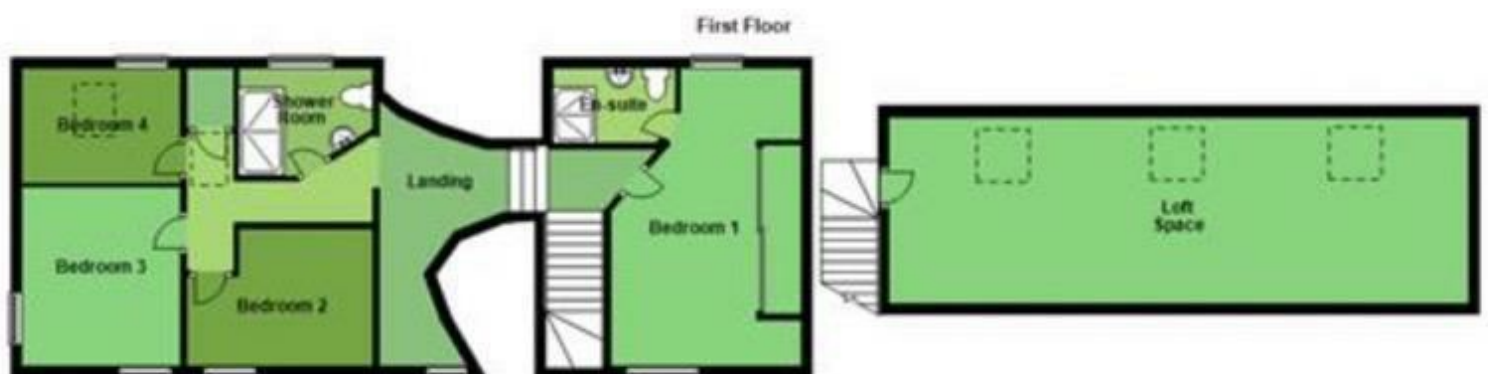


Illustration For Identification Purposes Only, Not To Scale
Plan produced using PlanUp

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury town centre along The Mount, following the national cycle route 81 until you reach Montford Bridge. Proceed over Montford Bridge and turn right up Forton Bank. Proceed for some distance taking the first turning on the left Adcote/Little Ness and the property is the first on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



SERVICES

We understand that mains water and electricity are connected. Septic tank drainage. New oil tank.

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

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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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