



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

12 Church Bank, Yockleton, Shrewsbury SY5 9PQ

£220,000 Region

To view this property please call us on **01743 236 800** Ref: C7657/WM/MU

A charming, 2 bedroomed, semi detached cottage with countryside views.

This charming, 2 bedroomed, semi-detached cottage with countryside views, provides well planned accommodation throughout and briefly comprises : porch, kitchen/dining room, living room, garden room, 2 bedrooms and bathroom. One parking space and neatly kept rear garden. The property also benefits from gas-fired central heating.

The property occupies a pleasant position in the attractive village of Yockleton, approximately 6 miles west of Shrewsbury with amenities that include: church, play area and regular bus service as well as a popular public house/restaurant located just outside the village. The property is also well placed for easy access to the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

PORCH

KITCHEN/DINING ROOM

13'8" x 13'5" (4.17m x 4.08m)

Fitted with a matching range of wall and base units
Window and access to :

LIVING ROOM

12'0" x 13'5" (3.67m x 4.08m)

With a feature fireplace
Window and access to :

GARDEN ROOM

With sliding doors onto the rear patio area with views of the garden.

A STAIRCASE rises the FIRST FLOOR LANDING

BEDROOM 1

11'5" x 10'10" (3.48m x 3.29m)

Window to the fore

BEDROOM 2

9'3" x 6'7" (2.81m x 2.00m)

With 2 storage cupboards
Window to the rear.

BATHROOM

With a shower cubicle

Bath

Low flush wc

Wash hand basin

Window to the rear.

OUTSIDE THE PROPERTY

To the right hand side of the property there is space for a single car. There are steps leading to the front of the property which is enclosed by mature hedging.

To the rear of the property there is a patio area suitable for outside entertaining, and a large area predominantly laid to lawn with floral borders and mature hedging on both sides. A greenhouse and garden shed are situated at the end of the garden. The garden provides superb countryside views.

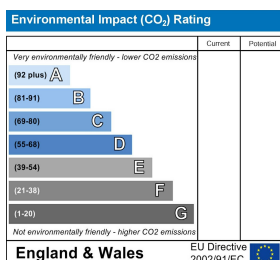
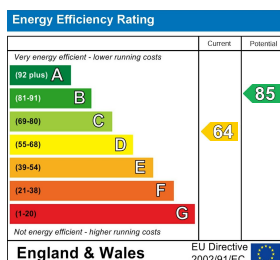


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B4386 Montgomery Road and proceed through the village of Nox and into Yockleton. Proceed through Yockleton and on the left hand side as you are exiting the village the property will be found.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

Council Tax Band C

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendor's solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

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 you 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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