



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Elm Farm Cottage, Welshpool Road, Bicton Heath,  
Shrewsbury SY3 5AH**

**Offers In The Region  
Of £715,000**

To view this property please call us on **01743 236 800** Ref: T7956/WM/MU



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# A spacious, character filled 5 bedroomed, detached extended cottage.

This spacious and character filled 5 bedroomed detached extended cottage has a farmhouse feel and provides well planned and well proportioned accommodation through and briefly comprises : porch, utility, downstairs wc, kitchen/breakfast room, dining room, living room, garden room, study, 5 bedrooms, 2 en suite bathrooms, main family bathroom and a tanked cellar. Outside there is a double garage, excellent loft space, spacious driveway and neatly kept front and rear garden. The property benefits from gas-fired central heating.

Situated in a secluded and particularly convenient location on the western fringe of Shrewsbury, well placed within reach of excellent amenities including popular schools, local shops, close to a frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands. There is also a brand new Lidl being constructed opposite the Co-op a short distance away.



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## INSIDE THE PROPERTY

### PORCH

Providing access to the utility and kitchen

### ENTRANCE HALL

### UTILITY

12'8" x 7'4" (3.85m x 2.23m)

Window to the side

Base units and sink with mixer tap and storage cupboards.

### DOWNSTAIRS WC

Low flush wc

Wash hand basin.

### KITCHEN/BREAKFAST ROOM

15'7" x 10'11" (4.75m x 3.33m)

Matching range of wall and base units

There is a variety of feature beams throughout the house, especially in the kitchen

Door leading down the stairs to the cellar

### TANKED CELLAR

9'4" x 13'3" (2.84m x 4.04m)

This could be used as a hobbies room, games room or additional study space.

### DINING ROOM

12'2" x 13'7" (3.71m x 4.14m)

Window to the fore

Access through to the study

Feature beams

### STUDY

12'8" x 9'2" (3.85m x 2.79m)

Window to the fore

French doors opening to the side patio area.

### LIVING ROOM

15'4" x 25'11" (4.68m x 7.90m)

Provides impressive living accommodation with a large Inglenook fireplace

Window to the fore and 2 windows to the side

French doors through to the garden room

### GARDEN ROOM

Provides panoramic views of the garden with a window to the side and rear and French doors opening onto the rear patio.

A STAIRCASE from the entrance hall rises to the FIRST FLOOR LANDING with spacious storage cupboards.

### BEDROOM 2

11'7" x 13'1" (3.53m x 3.98m)

Window to the fore

Access to the en suite

### EN SUITE

Shower cubicle

Low flush wc

Wash hand basin

Window to the side

### BEDROOM 1

12'7" x 13'1" (3.83m x 3.98m)

Window to the fore

Access down to the en suite bathroom

### EN SUITE BATHROOM

Shower cubicle

Low flush wc

Wash hand basin

Bath

Eaves storage on both sides,

### BEDROOM 3

15'4" x 10'9" (4.68m x 3.28m)

With 2 windows to the rear and a window to the side.

### BEDROOM 4

8'8" x 11'5" (2.63m x 3.49m)

Window to the rear

### BEDROOM 5

11'7" x 7'5" (3.53m x 2.25m)

Window to the side and a large storage cupboard.

### FAMILY BATHROOM

Window to the rear

Low flush wc

Wash hand basin

Bath with 'French style' shower with hand held mixer unit.

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

### LOFT ROOM

6'7" x 18'0" (2.00m x 5.49m)

TO THE FRONT the property is approached over a private driveway with gated access over a concrete driveway providing ample parking and leads down the left hand side of the house towards the double garage. Surrounding the property are the GARDENS enclosed on all sides by mature hedging providing an excellent amount of privacy. To the front of the garden there is a large area predominantly laid to lawn with floral and shrubbery borders.

To the rear of the property there is a spacious patio area perfect for outside entertaining, beautifully landscaped gardens which fully wrap around the property. The double garage also has the possibility of being converted into an annex, subject to any necessary Planning Consents.

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FLOOR PLANS ...



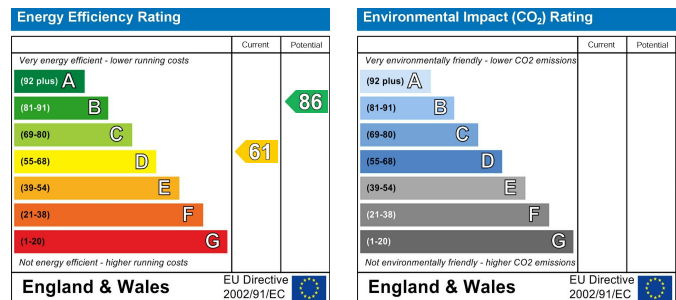
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using Planup.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island and take the second exit onto The Mount. Continue the full length of The Mount and proceed through the traffic lights onto the A458 Welshpool Road. Continue for some distance passing the Co-op Supermarket and 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: E

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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