



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Celynnen Cottage, Kinton, Nesscliffe, Shrewsbury,  
SY4 1AZ**

**Offers In The Region  
Of £495,000**

To view this property please call us on **01743 236 800** Ref: C7682/WM/KQ



---

# A beautifully presented, much improved, modern three bedroom detached family house.

This modern three bedroom detached house is presented to an exacting standard by the current owners and provides spacious family accommodation briefly comprising; spacious entrance hall, living room/dining room, modern fitted kitchen, utility, cloakroom and newly constructed orangery. Master bedroom with en suite bathroom, two further bedrooms and bathroom. Garage and log store, ample parking. Beautifully landscaped gardens. The property benefits from oil fired central heating.

The property is situated in the attractive village of Kinton, approximately equidistant between Shrewsbury and Oswestry. Local amenities can be found in the nearby village of Nesscliffe including a garage/village shop, public house and primary school. There is also easy access to the A5 providing an M54 motorway link to the West Midlands.



---

### SPACIOUS ENTRANCE HALL

12'6" x 7'6" (3.81m x 2.29m)

### LIVING ROOM

20'11" x 17'3" (6.38m x 5.26m)

Feature multi-fuel burner with brick surround and wooden plinth over

### KITCHEN

13'1" x 12'7" (3.99m x 3.84m)

Beautifully fitted with a range of matching wall and base units  
Fitted oven, hob (LPG gas) and extractor hood over  
Integrated dishwasher  
Double doors to Orangery

### UTILITY

8'8" x 5'5" (2.64m x 1.65m)

Fitted base units and inset sink  
Door to side of property  
Door to:

### CLOAKROOM

Wash hand basin, wc

### ORANGERY

18'11" x 11'6" (5.77m x 3.51m)

Light and airy room with Bi-fold doors to rear garden  
Windows enjoying views over the garden

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

### MASTER BEDROOM

23'7" x 11'10" (7.19m x 3.61m)

Range of built in wardrobes  
Two windows

### EN SUITE BATHROOM

Fitted with a modern white suite comprising;  
Oval free standing bath  
Shower cubicle  
Wash hand basin, wc

### BEDROOM 2

13'1" x 12'8" (3.99m x 3.86m)

Window

### BEDROOM 3

10'5" x 8'5" (3.18m x 2.57m)

Window

### SHOWER ROOM

Fitted with a modern suite comprising;  
Shower cubicle with Drench overhead shower  
Vanity unit with inset wash hand basin and wc

### OUTSIDE THE PROPERTY

#### OAK FRAMED DETACHED GARAGE

14'10" x 14'4" (4.52m x 4.37m)

Twin oak doors and pedestrian door to the rear garden  
Power and lighting  
Double glazed Velux windows  
Adjoining Log Store

The property is divided from the road by a feature sandstone wall and approached through electrically operated wrought iron gates over a gravelled driveway providing ample parking and access to the garage. Indian sandstone pathway leading to the reception area, flanked by front garden laid to lawn with mature trees and shrub beds and borders.

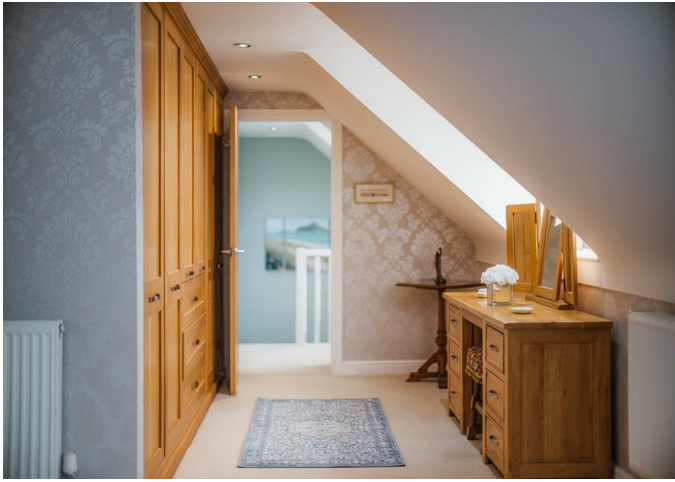
Thoughtfully landscaped south westerly facing REAR GARDEN laid to shaped lawn, intersected by mature trees and well stocked shrub beds and borders, paved patio with steps to a raised decked terrace, providing an ideal seating area. The garden is enclosed on all sides and offers a tranquil and private setting.

















---

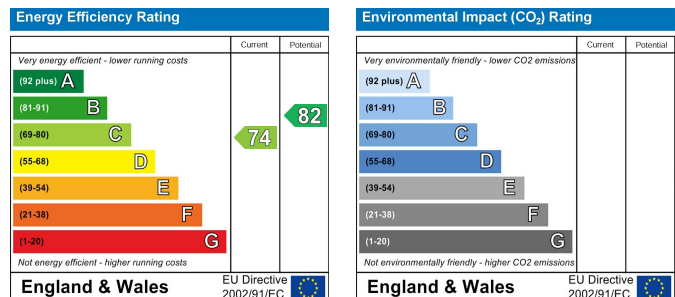
## FLOOR PLANS ...



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A5 Holyhead Road continue to the Wolfshead Roundabout, taking the 3rd exit, signed to Kinton. Proceed for some distance, eventually turning right (signed to Kinton). Continue along the country lane, eventually taking the first right hand turn and the property will be found on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water and electricity are connected. Oil fired central heating. Septic tank drainage.

### 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.

### 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:



The UK's number one property website

Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.

Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)