



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Honeysuckle Cottage, 10 Frodesley, Dorrington,
Shrewsbury, SY5 7HA**

**Offers in the Region
of £575,000**

To view this property please call us on **01743 236 800** Ref:

A well appointed and improved, detached four bedroom family home.

A charming, well appointed and much improved four bedroom detached property providing spacious accommodation briefly comprising; entrance hall, superb family room/dining room, living room, kitchen, utility, cloakroom, master bedroom with en suite, three further bedrooms and bathroom. Garage and parking. Well stocked gardens bordered by farmland to the rear. The property benefits from double glazing and LPG central heating.

The property is located in the small hamlet of Frodesley. The nearby village of Longnor offers a primary school and within a short drive is the village of Dorrington where further amenities can be found. The county town of Shrewsbury is also within easy reach offering a wide selection of shopping and transport facilities.

FLOOR PLANS



Total area: approx. 1913.6 sq. feet

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

17'8" x 12'9" (5.38m x 3.89m)

DINING ROOM opening to GARDEN ROOM

12'4" x 27'3" (3.76m x 8.31m)

BREAKFAST KITCHEN

10'11" x 17'10" (3.33m x 5.44m)

Fitted with a range of matching wall and base units

Door to:

UTILITY ROOM

Door to garage.

CLOAKROOM

Wash hand basin, wc

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

11'1" x 11'110" (3.38m x 3.35m)

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 3

10'11" x 12'11" (3.33m x 3.94m)

BEDROOM 2

12'4" x 13'9" (3.76m x 4.19m)

BEDROOM 4

7'5" x 8'0" (2.26m x 2.44m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

10'5" x 18'7" (3.18m x 5.66m)

The property is approached over a driveway providing ample parking and leading to the garage. Front garden laid to lawn with mature shrub beds and borders and hedging providing privacy.

Good sized enclosed rear garden mainly laid to lawn with access leading to the Orchard. The garden enjoys open views across open countryside to the rear.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A49 south. Proceed through Dorrington and continue for approx 1.5 miles, then turn left signed to Longnor and Frodesley. Proceed through the village of Longnor until you reach the cross roads. Turn left for Frodesley. Follow this road for approx 1.5 miles until you reach another cross roads by a telephone box. Turn right and follow this lane for approx 150 yards. The property will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

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

TENURE

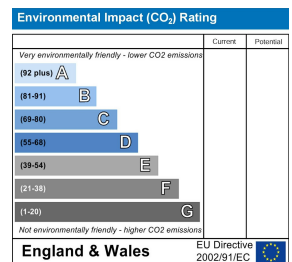
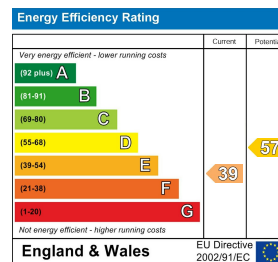
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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.

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
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Church Stretton SY6 6DA
Tel: 01694 724700



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