



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**44 Brades Meadow, Mortimer Road, Montgomery,
SY15 6UP**

£227,000

To view this property please call us on **01743 236 800** Ref: C7572/WM/KQ

An attractive, well presented, modern, three bedroom semi-detached family home.

Nestled in the picturesque town of Montgomery, this newly-built three-bedroom semi-detached home offers contemporary living in a sought-after location. Thoughtfully designed with modern features and high-quality finishes, this property has been stylishly decorated, boasting a spacious kitchen diner with integrated appliances, a landscaped garden perfect for outdoor entertaining, and ample parking with an installed EV charger. Running costs are low thanks to automated central heating and the highest standards of home insulation. Ideal for families or professionals, this move-in-ready home combines comfort and convenience with style and sophistication.

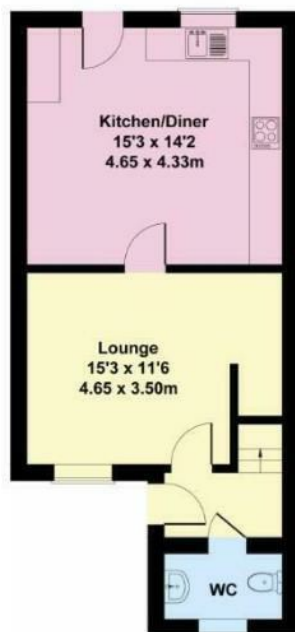
The property is subject to a Section 106 Agreement, which requires buyers to meet specific Local Needs criteria - but don't be put off by this - it's really straightforward: if you're a resident in the county of Powys (or the surrounding parishes), or you're moving to the area for work, then you'll be eligible to proceed. We are happy to provide guidance to help you determine if you qualify.



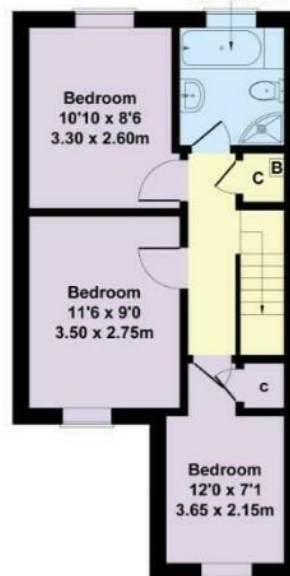
FLOOR PLANS

Approximate Gross Internal Area
883 sq ft - 82 sq m

Bathroom
7'7" x 6'7"
2.30 x 2.00m



GROUND FLOOR



FIRST FLOOR

INSIDE THE PROPERTY

ENTRANCE HALL

Entering through the front door, you are greeted by a welcoming hallway leading to the main living spaces.

CLOAKROOM

Wash hand basin, wc

LOUNGE

15'3" x 11'6" (4.65m x 3.51m)

The bright and inviting living room offers a flexible layout, accommodating a comfortable seating area as well as space for a home office. A large window allows natural light to flood the room, creating a warm and welcoming atmosphere. It's an ideal spot to relax, work, or entertain guests.

KITCHEN / DINING ROOM

15'3" x 14'2" (4.65m x 4.32m)

The heart of the home is the impressive kitchen diner, featuring high-spec integrated appliances, including a boiling water tap, induction hob, air-fryer oven, integrated dishwasher and fridge freezer. The spacious design allows for a dining area perfect for family meals and entertaining. A door leads directly to the garden, seamlessly connecting indoor and outdoor living spaces.

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

11'6" x 9'0" (3.51m x 2.74m)

The master bedroom offers a peaceful sanctuary, beautifully finished with contemporary décor. Ample space for a large bed and additional furniture makes it a comfortable retreat, perfect for unwinding after a busy day.

BEDROOM 2

10'10" x 8'6" (3.30m x 2.59m)

The second double bedroom is located at the rear of the house, offering lovely views over the garden. Generously sized and filled with natural light, this room is ideal as a guest room or a spacious bedroom for family members.

BEDROOM 3

12'0" x 7'1" (3.66m x 2.16m)

The third bedroom is a versatile space that can serve as a child's room, nursery, or home office. Its compact size makes it ideal for a variety of uses, depending on your needs, and it enjoys a pleasant outlook over the front of the property.

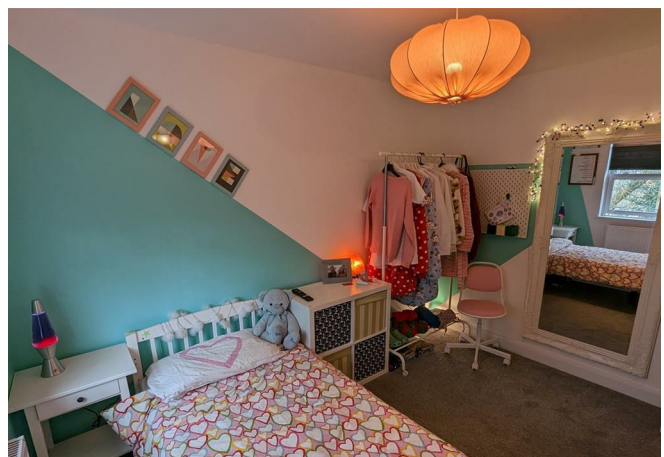
BATHROOM

The stylish family bathroom is fitted with modern fixtures and finishes, featuring a bath, separate shower, sleek tiling, and contemporary fittings. An airing cupboard on the landing provides additional storage space, keeping the bathroom neat and organised.

OUTSIDE THE PROPERTY

The property is fronted by a neatly maintained lawn and a tarmac driveway, providing parking for two cars. An installed EV charger makes this home future-ready, catering to electric vehicle owners. With its attractive façade and convenient off-road parking, this property makes a strong first impression.

The beautifully landscaped garden offers a low-maintenance outdoor retreat. A stylish decked area provides the perfect setting for al fresco dining, while the surrounding gravel and planting create a tranquil space to relax. Whether hosting a barbecue or enjoying a quiet morning coffee, this garden is designed for easy upkeep and maximum enjoyment.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the B4386 to Montgomery. Follow the road through Yockleton and Westbury. Continue into Montgomery. Turn right onto Mortimer Road and the property will be found at the end of the development on the left hand side.



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, 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:

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
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones