



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Wentworth, Plox Green Road, Minsterley,
Shrewsbury, SY5 0HS**

**Offers in the Region
of £380,000**

To view this property please call us on **01743 236 800** Ref: C7755/WM/KQ

A spacious 3/4 bedroom detached dormer bungalow, occupying a pleasant position and set on an extensive plot.

This detached dormer bungalow offers spacious and versatile accommodation over two floors briefly comprising; entrance hall, living room, kitchen/dining room, two bedrooms and family bathroom to the ground floor. Two further bedrooms to the first floor. Large brick built garage and spacious driveway with ample parking. Well stocked gardens. The property benefits from gas fired central heating and double glazing. No upward chain.

The property occupies a delightful position in a countryside setting, on the outskirts of the popular village of Minsterley, which is approximately 10 miles south of Shrewsbury. Excellent local amenities include a primary school, Co-op supermarket, public house, church and frequent bus service to the nearby town centre. The nearby village of Pontesbury also provides a good variety of amenities.



INSIDE THE PROPERTY

ENTRANCE HALL

Storage cupboard

BEDROOM 3

10'8" x 10'11" (3.25m x 3.32m)

Large bay window to the front,

BEDROOM 4 / SITTING ROOM

10'8" x 12'2" (3.25m x 3.70m)

Large bay window to the front, fireplace

BATHROOM

Window to the rear

Spacious and beautifully appointed with panelled bath and separate walk in shower

Pedestal wash hand basin

Low flush wc

Storage cupboards

Partly tiled walls

LIVING ROOM

21'4" x 12'2" (6.49m x 3.70m)

Two windows to the side

Feature fireplace

French doors to:

KITCHEN/DINING ROOM

22'1" x 22'3" (6.72m x 6.78m)

Windows to the side and rear

Provides spacious accommodation with a range of matching wall and base units

Sliding door access to the side and rear of the property

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

9'5" x 26'9" (2.86m x 8.16m)

Open plan with windows to the side and front

BEDROOM 2

15'6" x 9'1" (4.72m x 2.77m)

Open plan with windows to the side and rear

OUTSIDE THE PROPERTY

BRICK BUILT GARAGE

Up and over door

Power and lighting

Wall-mounted gas-fired central heating boiler

Door to garden

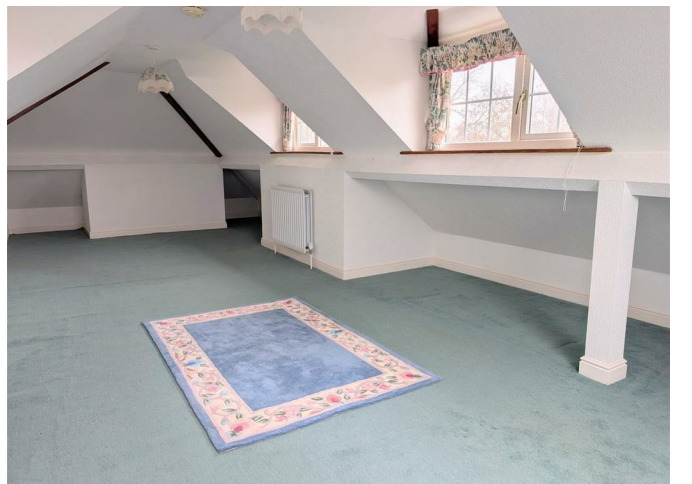
The property is approached through double wrought iron gates leading onto a Tarmac driveway providing ample parking and access to the garage and reception area. There is an additional approach to the driveway through a second set of wrought iron gates on the other side of the property. The front garden is predominantly laid to lawn with a wide range of mature shrub beds and borders.

Gated access and pathway to the side of the property, leading to the GARAGE and REAR GARDEN.

To the rear, there is a large paved patio, perfect for outdoor entertaining, The garden is mainly laid to lawn with well stocked shrubs, flower and conifer trees and is bordered to one side by a stream and is enclosed by high level hedging affording the property a high degree of privacy.



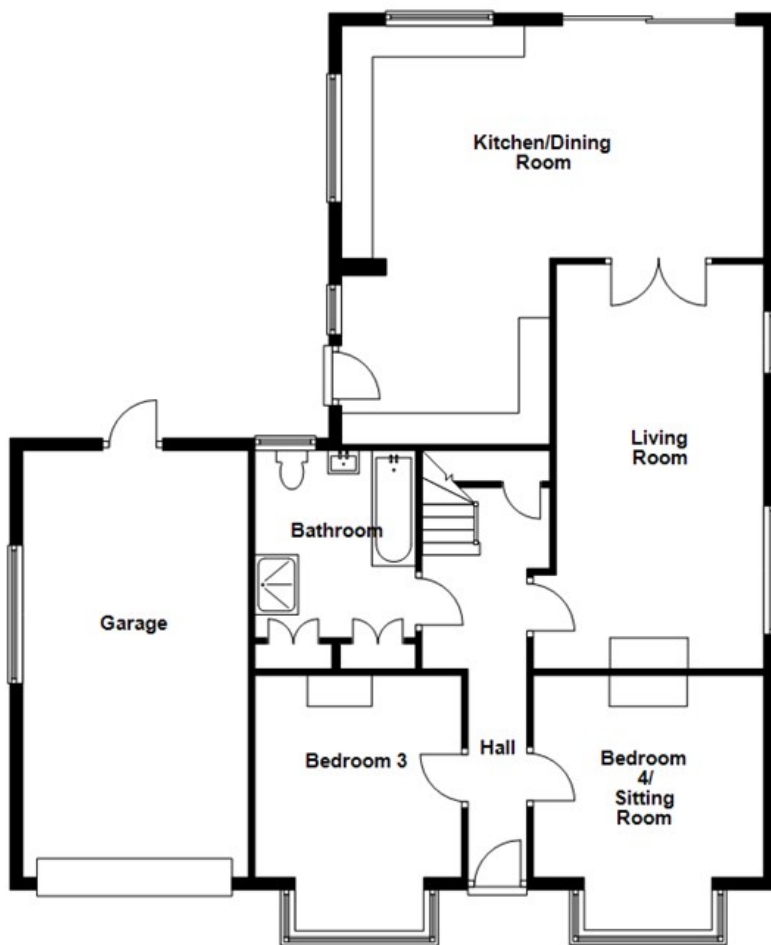




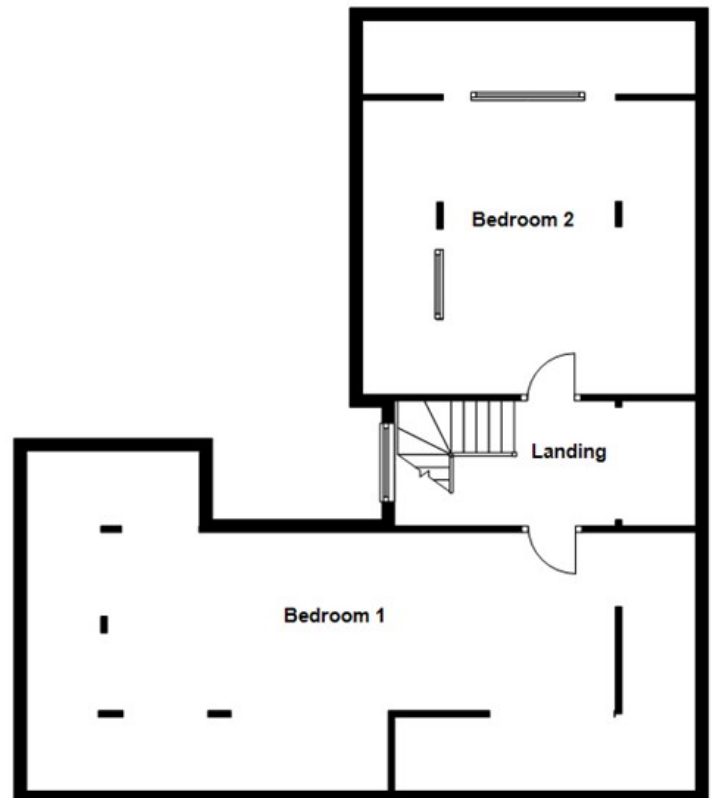


FLOOR PLANS ...

Ground Floor



First Floor



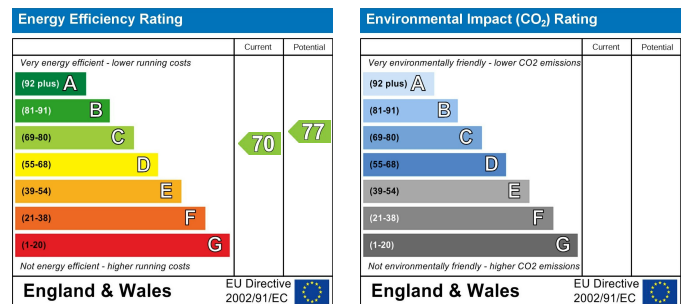
Total area: approx. 2373.2 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A488 (Bishops Castle Road). Proceed through Hanwood, and Pontesbury. On entering Minsterley, follow the road through the village and turn left at the roundabout. Proceed onto Plox Green Road where the property will eventually be found set back, 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: B

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