MILLER EVANS

SHREWSBURY'S ESTATE AGENT

Jubilee House, Booley Road, Stanton Upon Hine Heath, SY4 4LR

Offers in the Region of £385,000

To view this property please call us on **01743 236 800** Ref: C7769/WM/KQ

An delightfully presented and well maintained, 4-bedroom detached family home.

This delightfully presented and well maintained, 4-bedroom detached family home provides well planned and well-proportioned accommodation throughout briefly comprising; Porch, hallway, living room, kitchen, dining room, downstairs WC, utility, sun room, bedrooms 1, 2, 3 & 4, main family bathroom and a double garage. The property benefits from oil fired central heating.

The property occupies a quiet and secure location in the popular village of Stanton-Upon-Hine-Heath with an active village hall, public house, village community website and a church, while also being within a short travelling distance of Shawbury, where there are a range of excellent amenities. The property is approximately 10 miles north of Shrewsbury, while also being well placed within reach of Telford, Market Drayton and Wem.

INSIDE THE PROPERTY

ENTRANCE PORCH

CLOAKROOM
Wash hand basin, wc

HALLWAY

LIVING ROOM
13'10" x 15'2" (4.21m x 4.62m)
Feature wood burning fireplace with cast iron surround
Windows to front and side
Free flowing access to conservatory
Opening to:

DINING ROOM
13'10" x 9'1" (4.21m x 2.77m)
French doors to garden
Window

CONSERVATORY
Panoramic views of the garden.

KITCHEN
17'0" x 6'7" (5.19m x 2.00m)
Range of matching wall and base units
Built in double oven, hob and extractor hood

UTILITY
14'9" x 9'1" (4.50m x 2.77m)
Range of matching wall and base units

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1
21'0" x 8'7" (6.39m x 2.62m)

BEDROOM 2
11'9" x 10'0" (3.58m x 3.05m)
Built in wardrobes

BEDROOM 3
10'5" x 13'8" (3.17m x 4.17m)
Built in wardrobes

BEDROOM 4
10'0" x 7'8" (3.04m x 2.33m)

BATHROOM
Panelled bath with shower over
Wash hand basin, wc

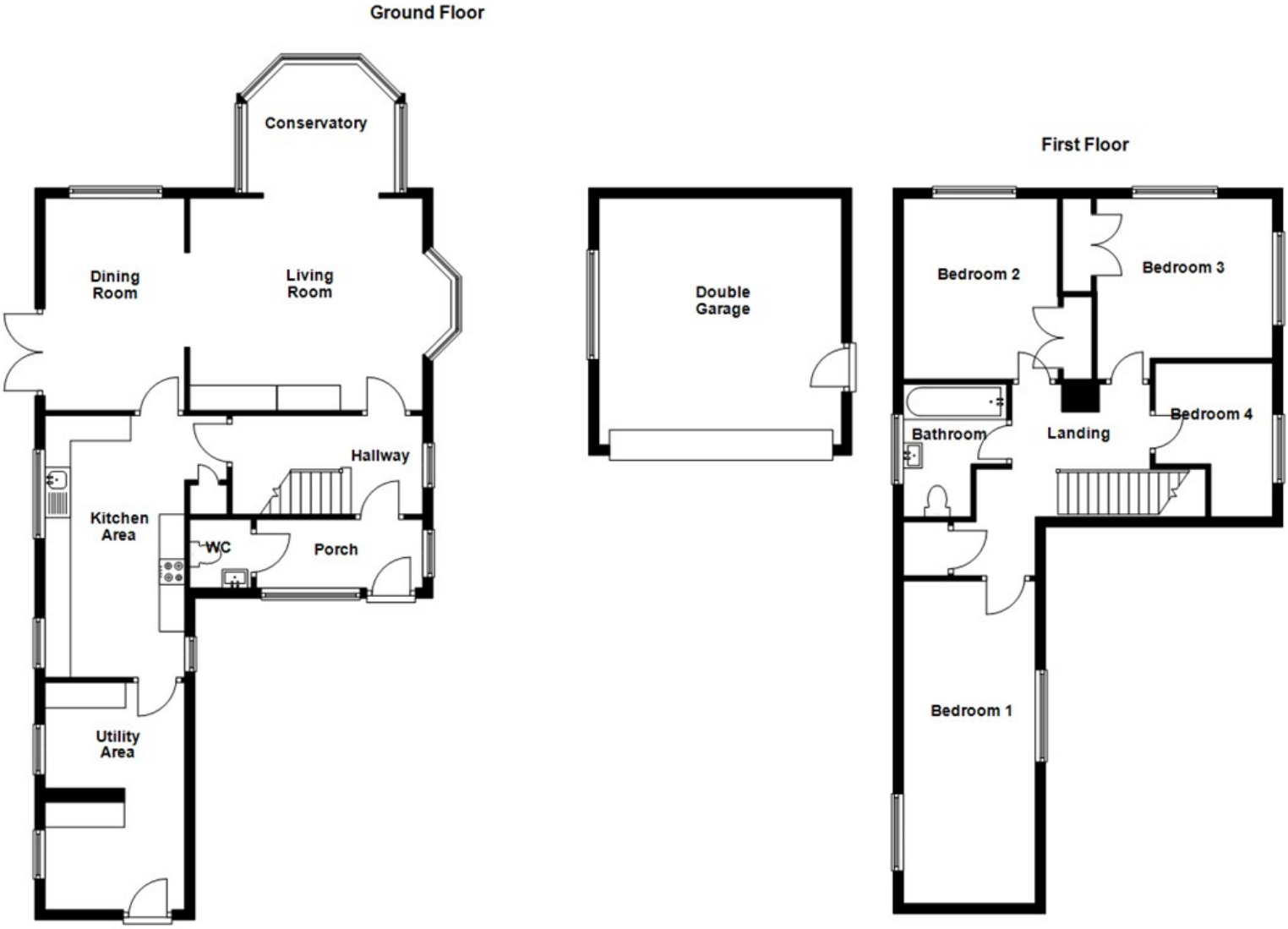
OUTSIDE THE PROPERTY

DOUBLE GARAGE

The property is approached over a gravelled driveway, providing parking and access to the garage, flanked by front garden laid to lawn with inset shrub beds and borders.

Gardens extend to the rear and side of the property with paved patio providing seating/entertaining space, lawned areas with shrub beds and borders. Raised pond.

FLOOR PLANS ...

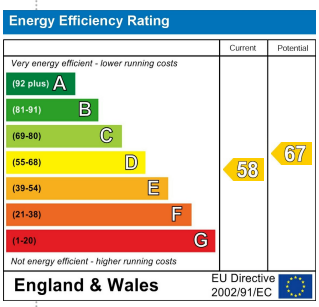


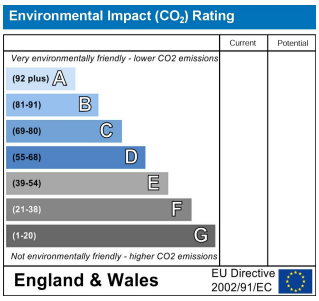
Total area: approx. 1847.6 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A53 to Shawbury. At the traffic lights, turn left onto the B5063 Wem Road. Continue into Morton Corbet and turn right (signposted to Stanton/Booley). Follow this lane around to the left and continue into Stanon-Upon-Hine Heath. At the T Junction, turn right onto Moreton View and immediately left onto Booley Road, where the property will be found on the right hand corner.





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. Images may have been enhanced.

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: OnTheMarket.com rightmove.co.uk The UK's number one property website

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

THE GUILD OF PROFESSIONAL ESTATE AGENTS

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