



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Brooklands, Gravels Bank, Minsterley, Shrewsbury,
SY5 0HG**

**Offers in the Region
of £425,000**

To view this property please call us on **01743 236 800** Ref: C7749/WM/KQ

A unique and spacious four bedroom detached extended cottage, set on an impressive plot with extensive countryside views.

This unique and spacious four bedroom detached cottage has been extended to provide well proportioned accommodation briefly comprising; entrance porch, entrance hall, cloakroom, utility, kitchen/breakfast room, dining room, living room, four bedrooms and shower room. Spacious driveway. Large gardens. The property benefits from an air source heat pump. Septic tank drainage.

The property occupies a delightful position, located close to the Stiperstones with its attractive public house and village shop and the nearby Stables Inn, Hopesgate. The popular village of Minsterley is approximately 4.5 miles from Shrewsbury, providing an excellent range of local amenities.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

27'6" x 11'8" (8.37m x 3.56m)

Two windows

Inset log burner

Feature beams and ceiling timbers

DINING ROOM

11'0" x 12'6" (3.35m x 3.82m)

Window to the side and rear

Ceiling beams

Opening to:

KITCHEN / BREAKFAST ROOM

16'6" x 11'8" (5.03m x 3.55m)

Range of matching wall and base units

Window to the rear and two side windows

REAR PORCH

Door to side of property

UTILITY ROOM

5'4" x 7'10" (1.62m x 2.39m)

Window to the side

STAIRCASE rising from the entrance hall to FIRST FLOOR
LANDING

BEDROOM 1

18'4" x 11'8" (5.58m x 3.55m)

Two windows enjoying open views

BEDROOM 2

13'11" x 11'8" (4.23m x 3.56m)

Feature beams

BEDROOM 3

10'11" x 12'6" (3.33m x 3.82m)

Built in store cupboard

Window enjoying open views

BEDROOM 4

13'7" x 8'5" (4.14m x 2.56m)

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Store cupboard

OUTSIDE THE PROPERTY

The property is approached over a spacious driveway providing ample parking. There is a spacious side garden enjoying superb open views. Large area laid to lawn with floral borders and mature hedging. Landscaped area of garden with neatly kept hedges.

There is an extensive garden to the rear with a large area laid to lawn with mature hedges, trees and shrubbery borders. The garden enjoying extensive countryside views.



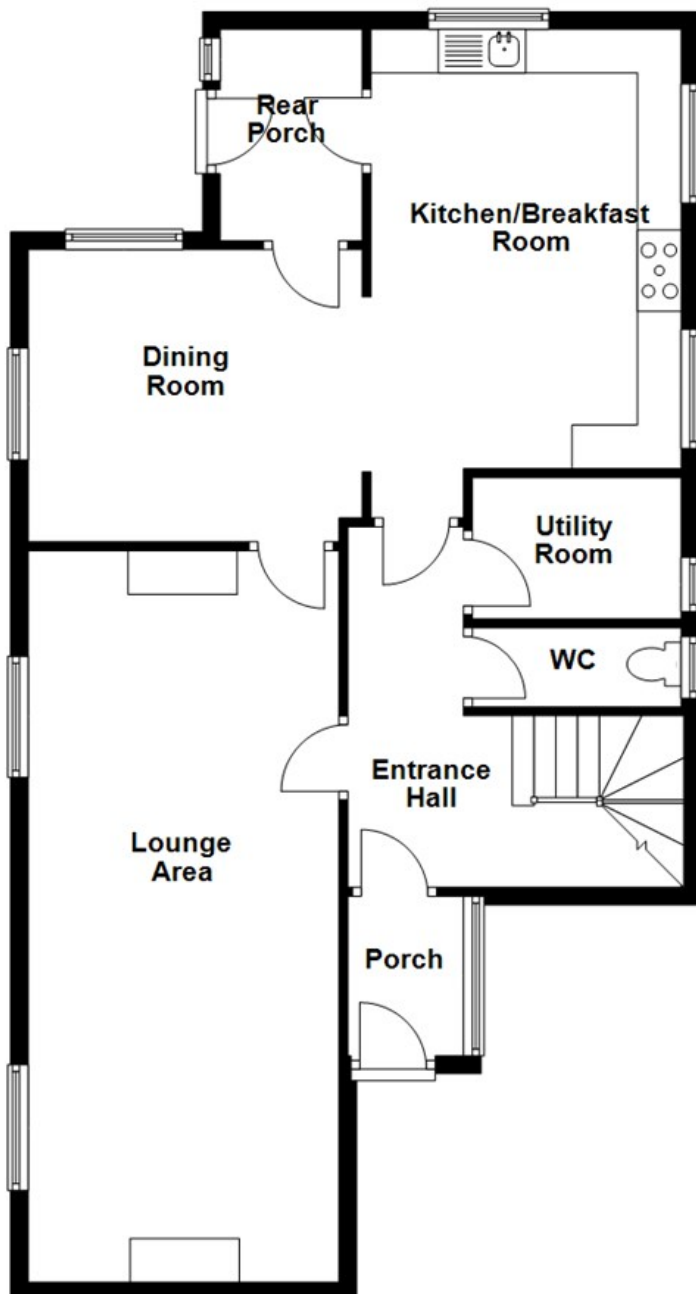




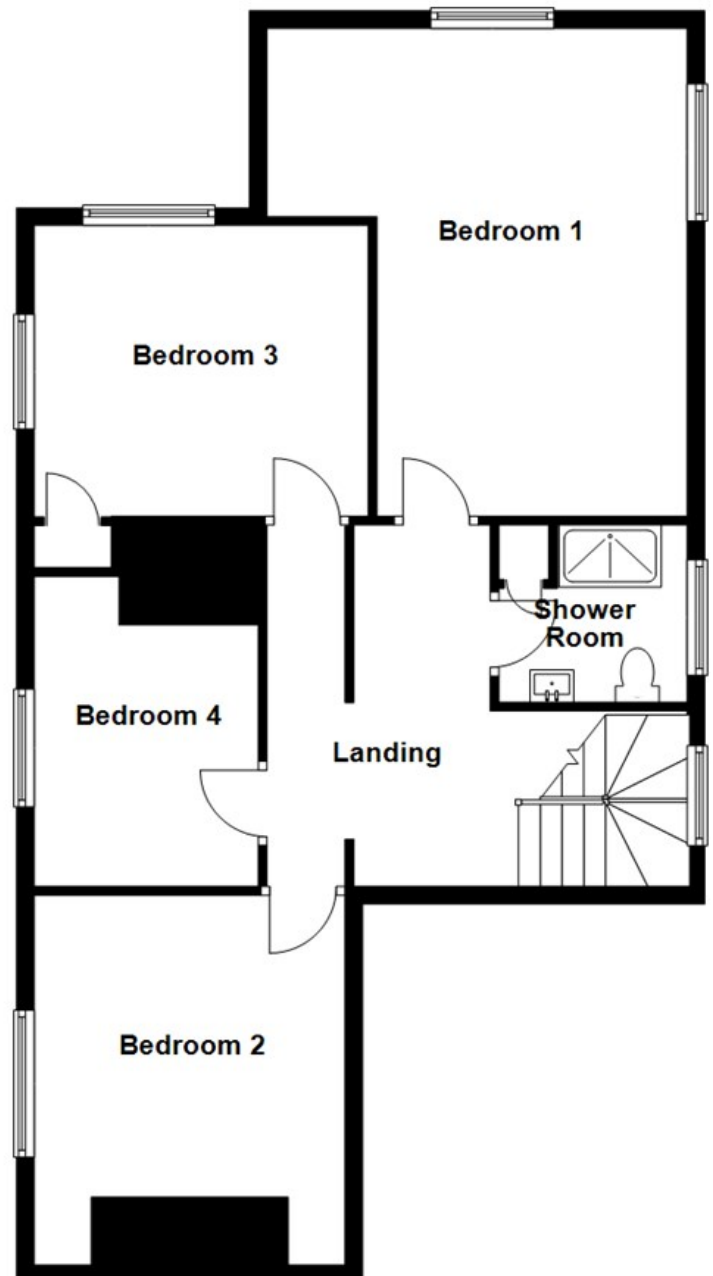


FLOOR PLANS ...

Ground Floor



First Floor

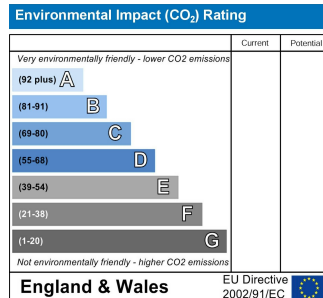
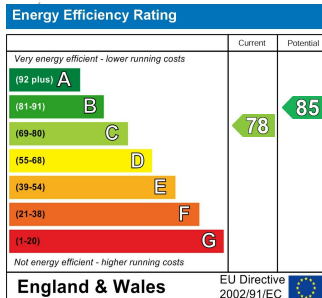


Total area: approx. 1823.6 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed through Hanwood, Pontesbury and Minsterley. Continue along the A488 Plox Green Road. Continue for some distance, through Hope and into Gravels. Turn right sign posted to Gravels Bank. Continue up the bank, after some distance, turn right along Swains Lane. Continue past Swains Lane. Keep right and the property will be found at the end of the track on the right hand side.



SERVICES

We understand that mains water and electricity are connected. Air source 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: D

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



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