



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Rose House, 13 Golfa Close, Middletown,  
Welshpool, SY21 8EZ**

**Offers In The Region  
Of £400,000**

To view this property please call us on **01743 236 800** Ref: C7727/WM/KQ

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# A beautifully presented versatile detached three bedroom family home.

This impressive three bedrooomed detached house offers spacious and versatile accommodation briefly comprising; entrance hall, living room, dining room, family room, garden room, kitchen, laundry room and shower room to the ground floor. Three bedrooms and bathroom to the first floor. Well presented wrap around gardens. Garage and ample parking. The property benefits from oil fired central heating and double glazing.

The property occupies an enviable position on a small cul-de-sac in the centre of the village of Middletown. Being approximately 12 miles south west of Shrewsbury and 7 miles from Welshpool with lovely countryside around.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Useful cloaks cupboard

### LIVING ROOM

18'8" x 13'0" (5.69m x 3.96m)

Window to front

Cast iron log burner

Double doors to:

### DINING ROOM

12'5" x 8'10" (3.78m x 2.69m)

French doors to garden room

Opening to:

### FAMILY ROOM

13'8" x 8'9" (4.17m x 2.67m)

Two windows providing lots of natural light

French doors to garden

### GARDEN ROOM

10'5" x 10'9" (3.18m x 3.28m)

Recently replaced solid roof

Large window providing superb views over neighbouring countryside and Welsh hills.

Double and single doors to garden

### KITCHEN / BREAKFAST ROOM

12'6" x 20'1" (3.81m x 6.12m)

Fitted with a range of high gloss wall and base units with worktops over

Breakfast bar with seating area

Integrated dishwasher, inset two ring halogen hob and four ring induction hob with extractor hood over, two eye level hide and slide ovens and central microwave

American style fridge freezer

Door to the garden

Tiled flooring

### INNER HALL

### SHOWER ROOM

6'1" x 6'4" (1.85m x 1.93m)

Shower cubicle

Wash hand basin, wc

Window

### LAUNDRY ROOM

4'11" x 9'5" (1.50m x 2.87m)

Fitted with a range of wall and base units with inset sink.

Space for white goods

Door to garden

Door to garage

From the entrance hall, STAIRCASE rising to FIRST FLOOR LANDING

### BEDROOM 1

11'9" x 9'9" (3.58m x 2.97m)

Walk in wardrobe

### BEDROOM 2

12'6" x 7'11" (3.81m x 2.41m)

### BEDROOM 3

12'4" x 8'9" (3.76m x 2.67m)

### BATHROOM

Re-fitted with a free standing oval shaped bath

Shower cubicle with Direct mixer shower

Wash hand basin, wc

Heated towel rail

### OUTSIDE THE PROPERTY

### GARAGE

Electric up and over door

Light and power

Door to Laundry room.

The property is approached through electrically operated gates and a side pedestrian gate to a driveway providing ample parking and access to the garage.

Wrap around gardens with lawn area and large paved patios providing an ideal seating and entertaining space, enjoying the sun all day long, well stocked flower and shrub beds and borders and a raised ornamental pond. Workshop/home office. Summerhouse. Purpose built bar. Further paved terrace to the rear of the kitchen with remote awning. The gardens are enclosed and enjoy superb views over the neighbouring hills.









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FLOOR PLANS ...



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A458 (Welshpool Road). Proceed into the centre of the village of Middletown and just past the Breidden Hotel, turn left, then immediately right into Golfa Close, where the property will be found at the end of the cul-de-sac on the right 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		65	69
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## SERVICES

We understand that mains water, electricity, drainage are connected. Oil fired central heating.

## 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: F

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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