



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Tree Tops, Ellesmere Road, Harmer Hill, Shrewsbury, SY4 3EB

£495,000 Region

To view this property please call us on **01743 236 800** Ref: C7506/SL/lrd

A superior, individually designed modern, detached 4 bedroom, split level residence, situated on the fringe of this popular village.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from gas fired central heating and sealed unit double glazing and briefly comprises: ground floor entrance hall, living room, study, kitchen/dining room, utility, formal dining room (or bedroom 4) bathroom; to the lower floor, hallway, master bedroom with dressing area and en-suite shower room, two further bedrooms with en-suite shower rooms. Double garage, expansive driveway and gardens.

The property is located on the fringe of this pleasant and popular village, situated some 7 miles north west of the county town of Shrewsbury which boasts a wealth of amenities including shops, schools; the property is also well placed within reach of the Shrewsbury bypass, for ease of access onto the M54 link to the West Midlands.



INSIDE THE PROPERTY

PORCH

Entrance vestibule with lighting point
Glazed entrance door with glazed side screen to:

ENTRANCE HALL

LIVING ROOM

20'11" x 12'2" (6.38m x 3.71m)
A pleasant through room with window overlooking the garden and formal reception area
Double glazed sliding patio doors opening onto a paved patio and terrace with a wrought iron balustrade overlooking the garden
Feature fireplace with surround and mantle

STUDY

12'0" x 11'7" (3.65m x 3.52m)
Two built in storage cupboards

KITCHEN/DINING ROOM

6'7" x 19'9" (2.00m x 6.01m)
A spacious open plan room with kitchen fitted with a range of matching modern units
Four windows overlooking the garden and formal reception area

UTILITY

5'11" x 10'7" (1.80m x 3.22m)
Range of matching units
Space for washing machine and tumble drier
Wall mounted gas fired boiler providing heating and domestic hot water
Panelled and part glazed door allowing access to the garden

FORMAL DINING ROOM/OCCASIONAL BEDROOM 4

11'0" x 16'2" (3.36m x 4.93m)
Window overlooking the garden

BATHROOM

Panelled bath
Pedestal hand basin
WC
Fully tiled shower cubicle

From the entrance hall, STAIRCASE DESCENDS to LOWER GROUND FLOOR

LOWER HALL

Built in airing cupboard enclosing hot water cylinder and slatted shelving

MASTER BEDROOM

16'9" x 13'3" (5.11m x 4.03m)
Two windows overlooking the garden
Archway to:

DRESSING AREA

8'1" x 6'2" (2.47m x 1.88m)
Fitted with a range of built in wardrobes

EN-SUITE SHOWER ROOM

Large fully tiled shower
Wash hand basin
WC - low type flush

BEDROOM 2

12'7" x 12'9" (3.84m x 3.89m)
Window overlooking the garden
Range of built in wardrobes

EN-SUITE SHOWER ROOM

Fully tiled shower cubicle
Wash hand basin
WC - low type flush

BEDROOM 3

12'0" x 11'9" (3.66m x 3.57m)
Window overlooking the garden
Built in wardrobes
Under stairs store cupboard

EN-SUITE SHOWER ROOM

Fully tiled shower cubicle
Wash hand basin
WC - low type flush

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

To the front, the property is screened from the road by an established and neatly kept conifer hedge and approached over a sweeping Tarmacadam drive which provides ample parking and serves the double GARAGE. The drive is flanked by a herbaceous border with an ornamental wrought iron balustrade with gateway access leading to the formal reception area.

The gardens are neatly kept and laid predominantly to lawn with floral and shrubbery displays and enclosed on all sides by an established, neatly kept hedge.

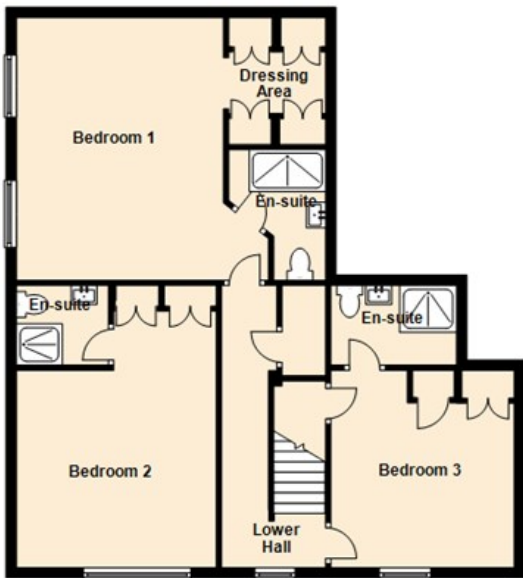




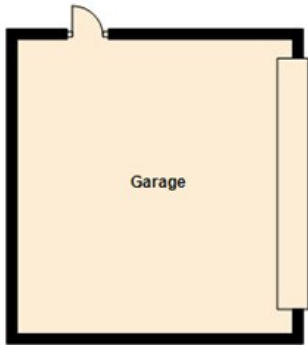


FLOOR PLANS ...

Lower Ground Floor
Approx. 790.4 sq. feet



Ground Floor
Approx. 1457.4 sq. feet

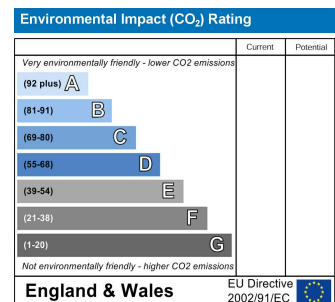
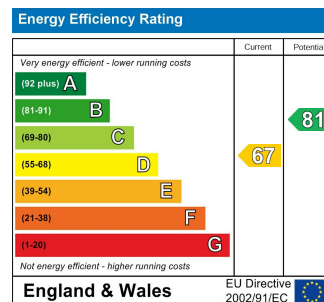


Total area: approx. 2247.8 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Ellesmere Road. Continue for some distance until reaching Harmer Hill, bearing left and after a short distance, the property will be found 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: 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.

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Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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