



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

9 Meadow View, Yockleton, Shrewsbury, SY5 9PA

**Asking Price
£380,000**

To view this property please call us on **01743 236 800** Ref:

A well appointed modern detached four bedroom family home.

This well appointed four bedroom detached house provides spacious accommodation briefly comprising; entrance hall, living room, dining room, conservatory, kitchen, utility, cloakroom, master bedroom with en suite shower room, three further bedrooms and bathroom. Garage and parking. Enclosed garden.

This property occupies a pleasant and convenient cul-de-sac position within this popular village approx. 6 miles west of Shrewsbury. Amenities within the village include a Pubic House/Restaurant, a frequent bus service and easy access to the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE

15'0" x 11'6" (4.57m x 3.51m)
Double doors to:

DINING ROOM

10'0" x 8'11" (3.05m x 2.72m)
Sliding doors to:

CONSERVATORY

10'8" x 9'8" (3.25m x 2.95m)
Windows and French doors to garden

KITCHEN

11'8" x 10'9" (3.56m x 3.28m)
Fitted with a range of matching wall and base units

UTILITY

5'10" x 4'9" (1.78m x 1.45m)

CLOAKROOM

Wash hand basin, wc

STAIRCASE rising from the entrance hall to FIRST FLOOR
LANDING

MASTER BEDROOM

13'0" x 12'8" (3.96m x 3.86m)
Built in wardrobes

EN SUITE SHOWER ROOM

Shower cubicle
Wash hand basin, wc

BEDROOM 2

11'7" x 10'0" (3.53m x 3.05m)
Built in wardrobes

BEDROOM 3

11'7" x 8'9" (3.53m x 2.67m)
Built in store cupboard

BEDROOM 4

8'4" x 7'8" (2.54m x 2.34m)

FAMILY BATHROOM

Panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

13'4" x 7'10" (4.06m x 2.39m)

The property is approached over paviour driveway providing parking and access to the garage, flanked by lawned area with gravelled shrubbery feature.

Enclosed rear garden laid to lawn with paved patio areas, providing ideal seating/entertaining space.





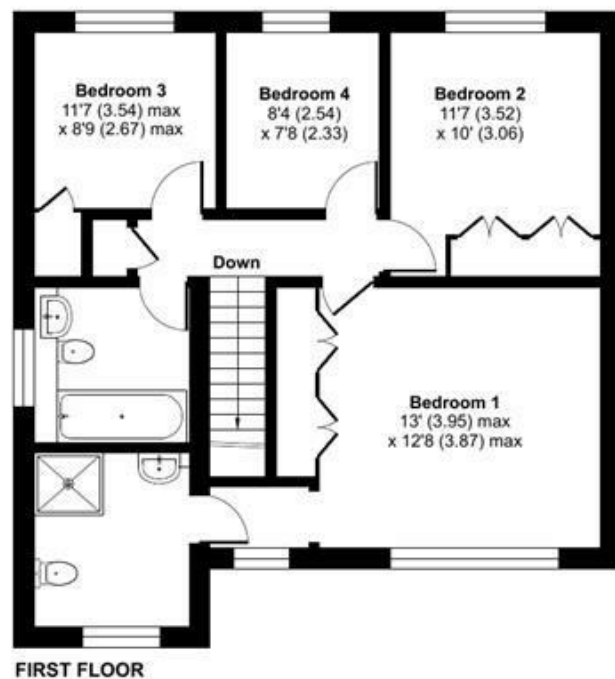
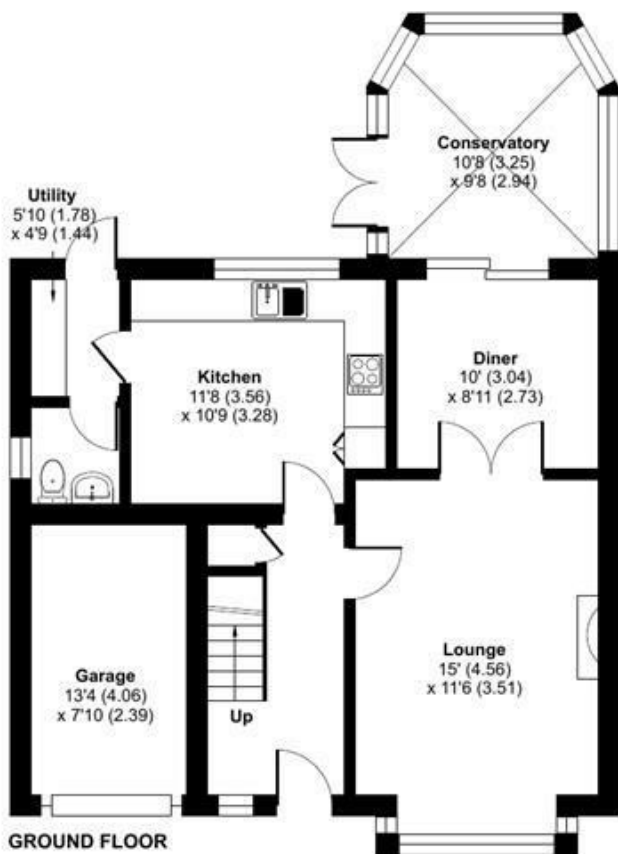
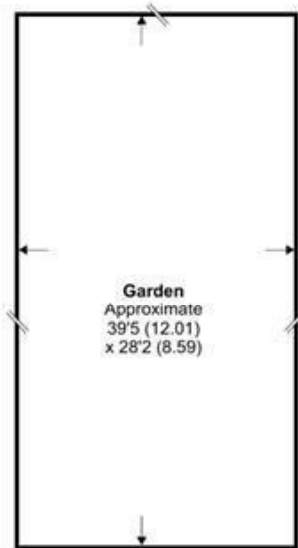




FLOOR PLANS ...

Meadow View, Yockleton, Shrewsbury, SY5

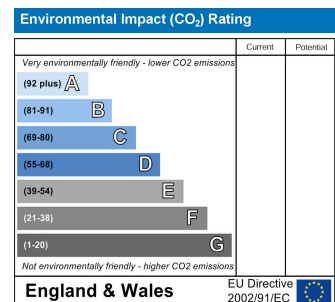
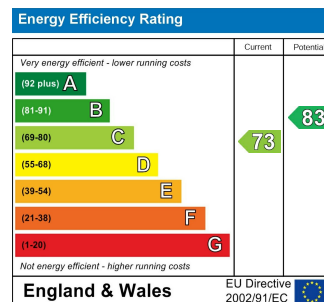
Approximate Area = 1348 sq ft / 125.2 sq m
Garage = 94 sq ft / 8.7 sq m
Total = 1442 sq ft / 133.9 sq m
For identification only - Not to scale



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B4386 (Montgomery Road) passing through Nox and on reaching Yockleton, turn right into Meadow View, where the property will be found towards the end.

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: 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:



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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