



**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

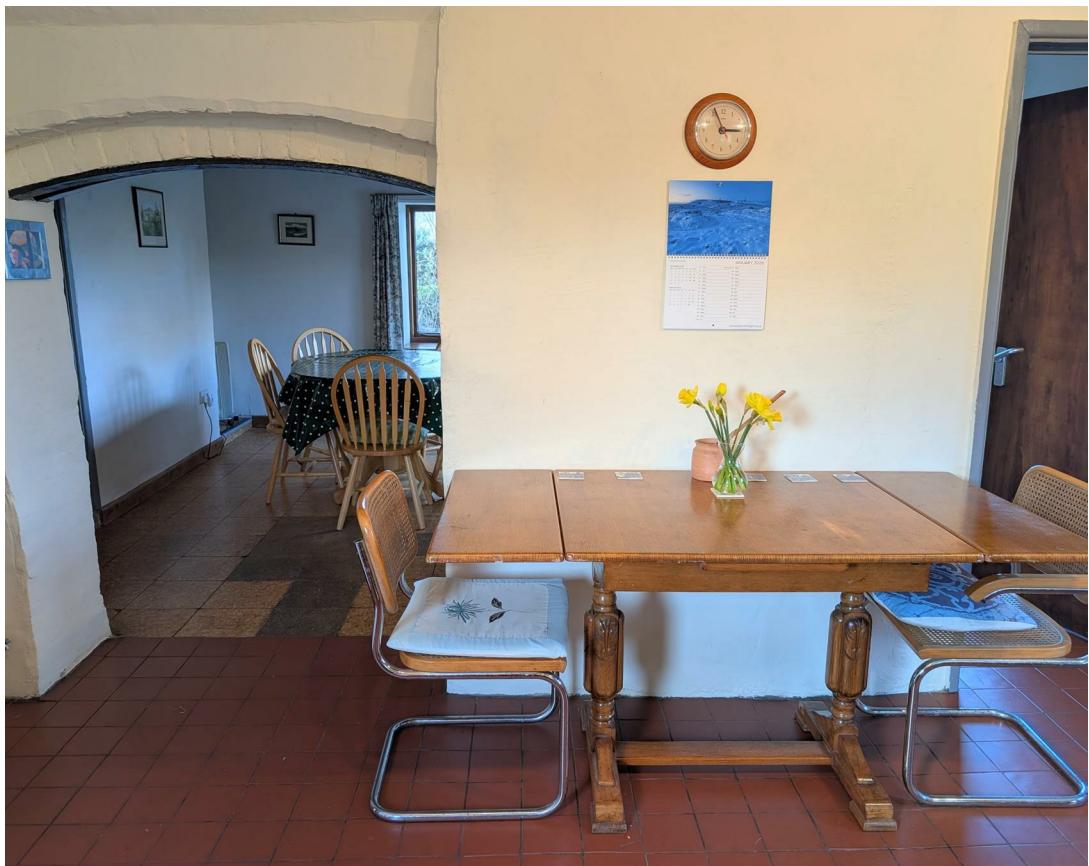
Store cupboard

## 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 ...

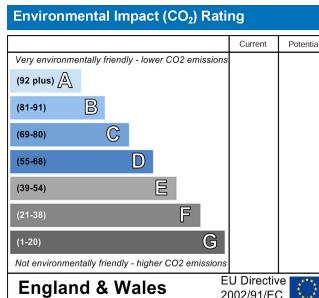
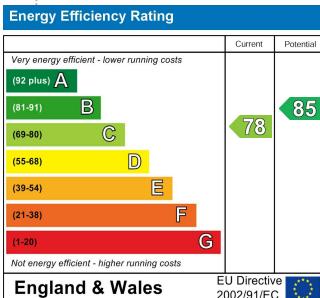


Total area: approx. 1823.6 sq. feet

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

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