



3 The Willows, Longden, Shrewsbury SY5 8EX

Shrewsbury & Country House Sales

MILLER
EVANS



3 The Willows, Longden, Shrewsbury SY5 8EX

£425,000

Freehold

- Well-appointed four-bedroom detached family home, being one of three, in a small private drive .
- Located in the popular village of Longden, offering a church, village school, public house and village shop. tennis club and children's play area, approximately six miles south-west of Shrewsbury.
- Spacious accommodation including entrance hall with cloakroom/WC, lounge, conservatory, dining room/sitting room, breakfast kitchen and utility room.
- Principal bedroom with en-suite shower room, three further double bedrooms and a family bathroom.
- Large garage, generous forecourt parking and turning space for several vehicles and visiting guests.
- Attractive, private rear garden featuring a patio, brick-built barbecue, extensive lawns and mature hedged boundaries.



A well-appointed four-bedroom detached family home, situated in a small and exclusive private drive within the highly sought-after village of Longden.

The village boasts an excellent range of amenities including a parish church, village primary school, public house, and village shop, tennis club and children's play area. Longden is conveniently located approximately six miles south-west of the county town of Shrewsbury, offering easy access to a wider range of shopping, leisure, and educational facilities.

The property is beautifully maintained throughout and provides spacious and versatile accommodation. The ground floor comprises an entrance hall with cloakroom/WC, a generous lounge with doors opening into the conservatory and further doors leading out to the rear garden, a dining room/sitting room, and a well-equipped breakfast kitchen with adjoining utility room.

A staircase leads to a spacious landing giving access to the principal bedroom with en-suite shower room, three further double bedrooms, and a family bathroom.





INSIDE THE PROPERTY

ENTRANCE HALL

17'8" x 3'3"

LOUNGE

14'3" x 25'6"

DINING ROOM

17'8" x 11'0"

CONSERVATORY

10'9" x 13'3"

KITCHEN

10'10" x 9'3"

BREAKFAST AREA

6'6" x 9'3"

UTILITY

21'5" x 7'0"



A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

BEDROOM 1

17'0" x 7'11"

EN SUITE

4'7" x 5'10"

Door to:

BEDROOM 2

11'0" x 11'0"

BEDROOM 3

11'0" x 8'5"

BEDROOM 4

12'4" x 8'0"

BATHROOM

11'0" x 6'0"





OUTSIDE THE PROPERTY

GARAGE 16'0" x 12'3"

The property benefits from a large garage and a forecourt providing ample parking, turning space for several vehicles, and visiting guests.

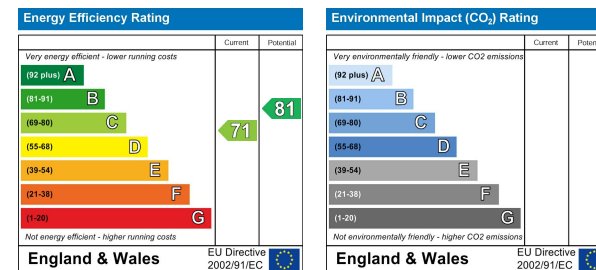
A particular feature of the property is the sizeable and highly private rear garden, which enjoys a patio area, brick-built barbecue, and extensive lawns. The garden is well enclosed by mature trees and hedging, creating an attractive and secluded outdoor space ideal for family enjoyment and entertaining.

HOW TO GET THERE

The property is approached by proceeding out of Shrewsbury on the Longden Road and continue through the villages of Hookagate and Annscroft. Proceed and continue to Longden Village passing the public house on the left hand side and after a short distance turn right into The Willows, being the last one of three.



Total area: approx. 2056.2 sq. feet



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.

This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

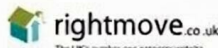
Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
EVANS**

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: William Miller • Sharon L. Langley (MARLA) Consultant: David C. Evans