



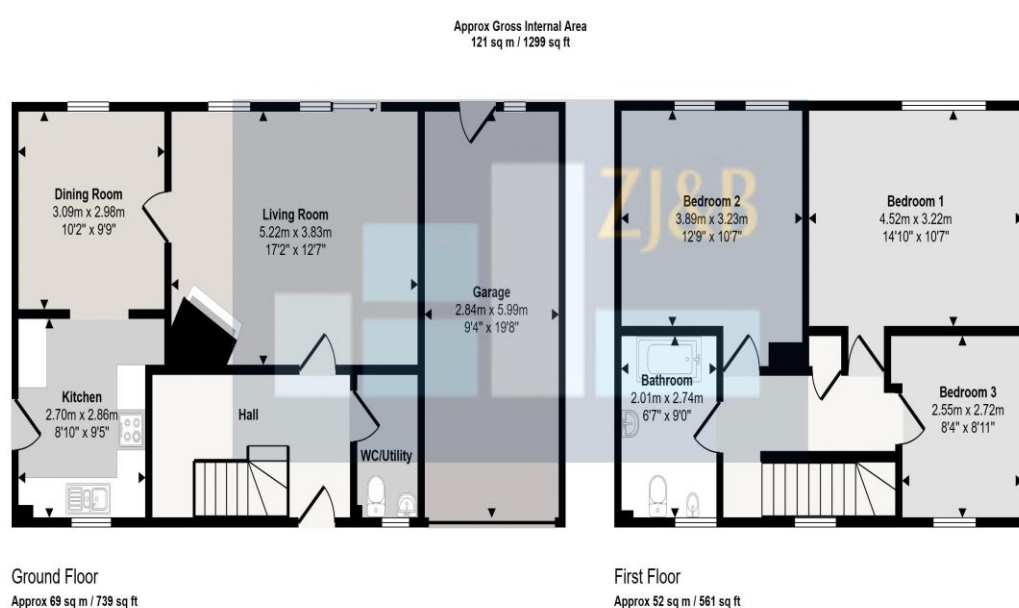
Mileigh, Longden Road, Annscroft, Shrewsbury, Shropshire, SY5 8AN

£350,000

A fine 3-bedroom detached family home with a large garden overlooking open countryside and bordered by a brook.



The location of this fine, three-bedroom detached house is, without doubt, one of the key factors in its appeal, with a large garden bordered by a brook and lovely views over surrounding countryside. The accommodation may surprise you, with a triple width driveway parking to the front, a canopied porch sets off the front of the property and leads to the generous entrance hall which has a utility/WC to the right-hand side, the living room is located to the rear and takes full advantage of the glorious aspect along with a wood burning stove. A door from the living room leads to the dining room, which a great family space and is connected to the kitchen, by a widen opening, which is fitted with a contemporary range of units. From the hall a staircase leads to a generous landing from where the bedrooms and bathroom are accessed. The two double bedrooms to the rear are a good size and overlook the garden to the rear. The third bedroom is also a good size, and the bathroom is fitted with bath, wash basin, bidet and WC. Returning to the garden, a large sun terrace extends the full width of the providing a great space for entertaining, and a personal door leads to the large garage. From the patio steps lead down to a large lawn with timber shed and the garden is enclosed by fencing. The property also enjoys double glazed and gas central heating.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

MILBIGH MEADOWBROOK COTTAGE TO SHREWSBURY ROAD END OF ANNSCROFT ANNSCROFT SHREWSBURY SY5 8AN	Energy rating D	Valid until: 4 February 2031
		Certificate number: 0320-2785-6020-2509-6385

Property type Detached house

Total floor area 105 square metres

Rules on letting this property

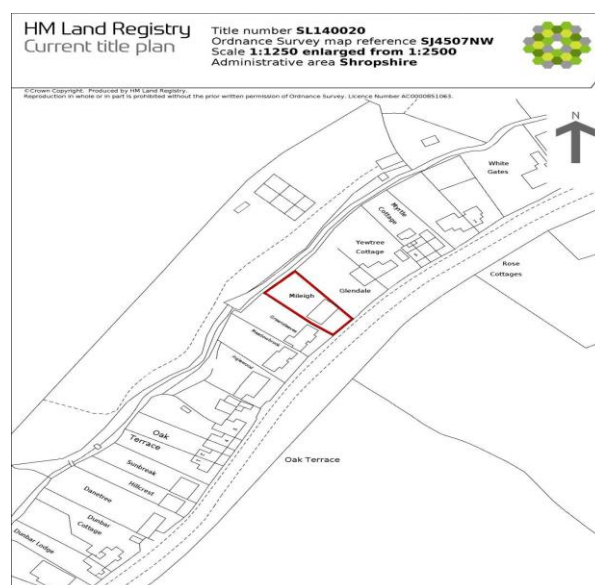
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



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This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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