MILLER EVANS

SHREWSBURY'S ESTATE AGENT

Blackhurst Bungalow, The Lawley, Longnor, Shrewsbury SY5 7QJ

Offers In The Region Of £365,000

To view this property please call us on **01743 236 800** Ref: C7716/WM/MU

A unique, 2 bedroomed detached bungalow set on a superb plot surrounded by countryside views.

This unique, 2 bedroomed detached bungalow set on a superb plot surrounded by countryside views provides well planned accommodation throughout and briefly comprises : kitchen, lounge/dining room, conservatory, 2 bedrooms (1 en suite) and main family bathroom. Spacious driveway set in an extensive plot.

Pleasantly situated on the outskirts of the popular village of Longnor, it provides extremely pleasant views towards The Lawley approx. 7 miles south of Shrewsbury and a similar distance from Church Stretton. Close by there is a primary school, village hall and a church. Much Wenlock, Telford and Ludlow are also easily accessible and the Shrewsbury by-pass with M54 link to the West Midlands.

INSIDE THE PROPERTY

LOUNGE/DINING ROOM
16'9" x 13'1" (5.10m x 3.99m)
With a large window to the fore and to the side.

KITCHEN
7'5" x 15'11" (2.25m x 4.84m)
Matching range of wall and base units with a large window to the fore and integrated appliances.

CONSERVATORY
With panoramic countryside views with French doors leading out to the front of the property.

BEDROOM 1
13'3" x 14'0" (4.03m x 4.27m)
Window to rear providing countryside views and access to :

EN SUITE
Shower cubicle
Low flush WC
Wash hand basin
Window to the side.

BEDROOM 2
9'0" x 15'11" (2.74m x 4.84m)
Window to rear.

FAMILY BATHROOM
With panelled bath
Low flush WC
Wash hand basin
Window to the side.

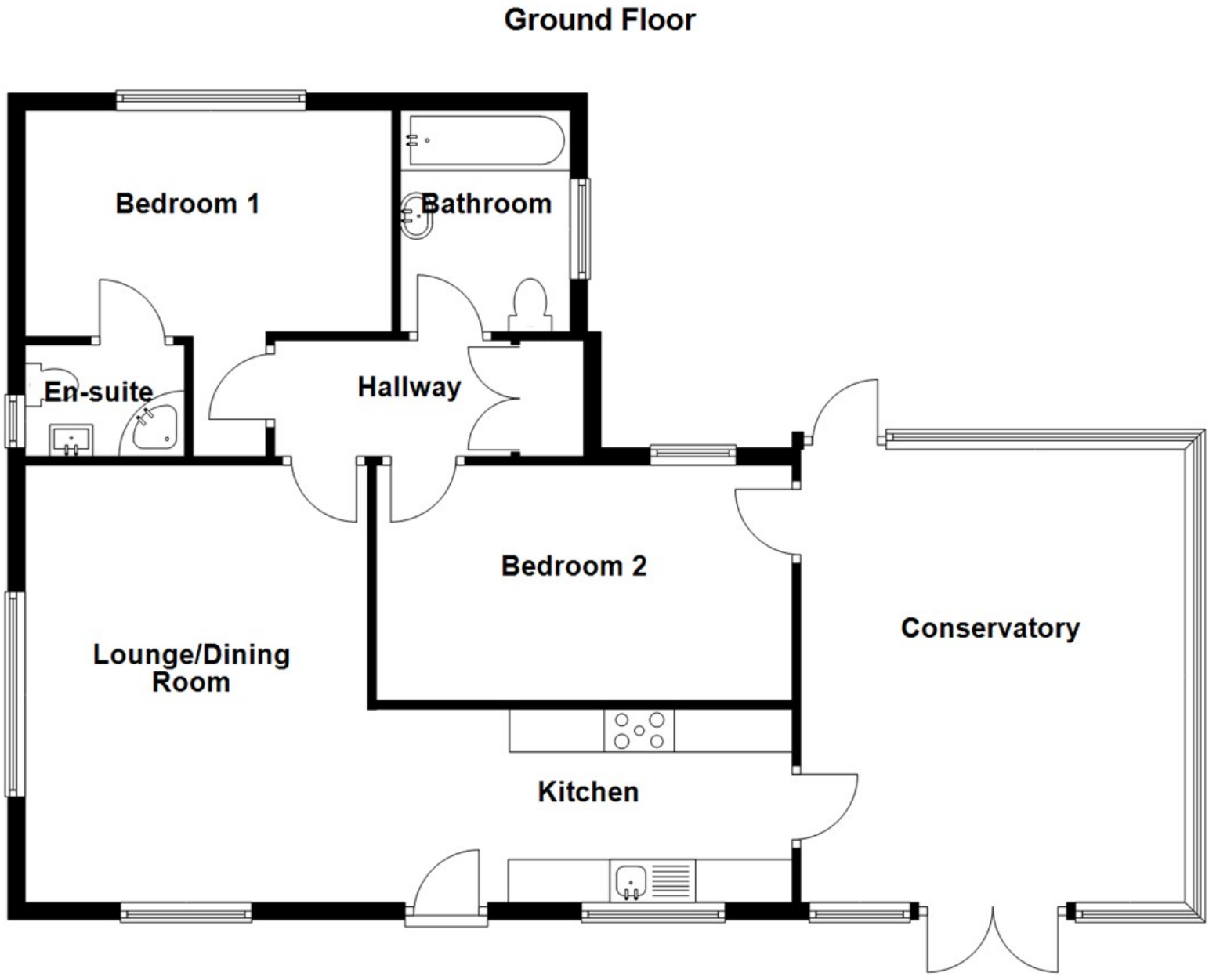
HALLWAY
With fitted storage cupboard.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over an extremely spacious gravelled driveway, providing ample parking.

The property is set on an extensive plot with superb views of The Lawley and surrounding countryside and enclosed by mature hedging with an outside decking area, perfect for alfresco entertaining.

FLOOR PLANS ...



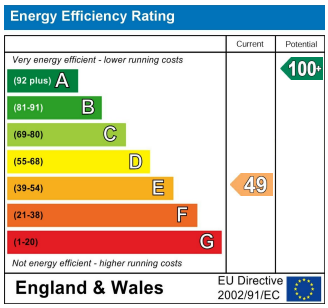
Total area: approx. 1034.9 sq. feet

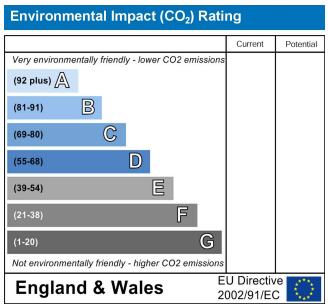
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A49 south and continue through Dorrington and after a short distance turn left signposted to Longnor and Frodesley. Follow this road around to the right into Longnor. Proceed for some distance, pass over the crossroads and continue up the hill past Lawley car park. Continue for some distance down the hill, where the property will eventually be found on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?





SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired and electric heating. Bore hole shared with neighbour.

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: B

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.

FIND OUR PROPERTIES ON: OnTheMarket.com rightmove.co.uk The UK's number one property website

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

THE GUILD OF PROFESSIONAL ESTATE AGENTS

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

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

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

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones