



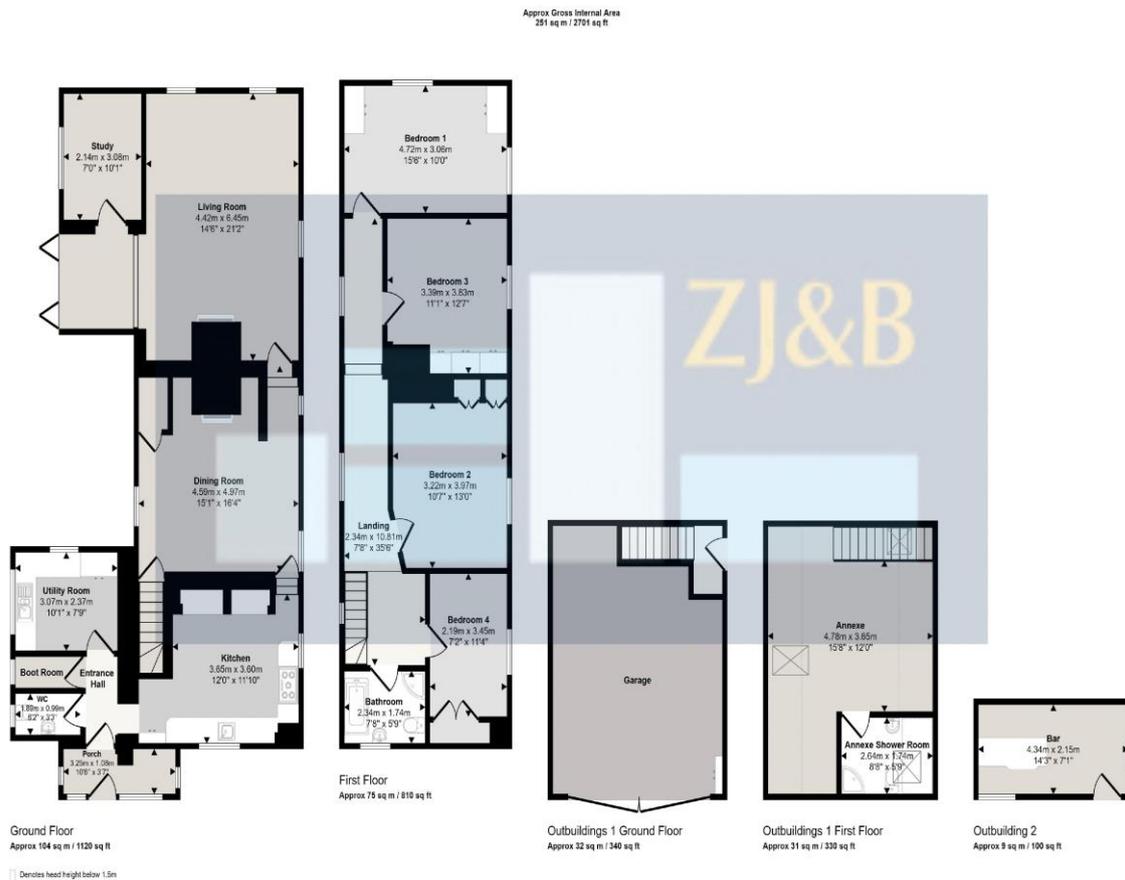
**Inglenook, 15 Myddle,  
Shrewsbury, Shropshire, SY4 3RX**

**Fixed £535,000**

**A stunning Grade II listed, four-bedroom detached home.**



Set within the picturesque village of Myddle, Inglenook is a stunning Grade II listed, four-bedroom detached home. The main accommodation begins with an entrance porch leading to a welcoming entrance hall, a boot room, WC, and a utility room. The modern fitted kitchen, complete with quartz worktops, opens seamlessly into a spacious dining room featuring a characterful fireplace. The large living room boasts a wood burner and bi-fold doors opening onto the rear garden, while a study on the ground floor offers versatile space. Upstairs, all four generously sized bedrooms benefit from built-in wardrobes, and the modern fitted four-piece bathroom suite features a roll-top bath, shower, WC, and hand basin. Externally, the property boasts a large detached garage with a self-contained annex above, complete with living accommodation and a shower room. The generous garden offers a large lawn area, a decked corner ideal for alfresco dining, and a second garden area with its own driveway entrance, laid to lawn and featuring an ornamental pond, shrubs, and fruit trees. The current owners have converted a sandstone outbuilding into a beautiful home bar, perfect for entertaining. The village of Myddle enjoys a number of amenities, including a shop, primary school, and a pub restaurant. With ample parking to the front and many period features, including exposed oak beams, Inglenook is a rare gem, ideal for family life.



**FLOOR PLANS FOR GUIDANCE ONLY**



## Energy performance certificate (EPC)

15 Myrtle SHREWSBURY SY4 3RX	Energy rating <b>D</b>	Valid until: 12 December 2034
		Certificate number: 0734-6022-3409-0587-5296

Property type	Detached house
Total floor area	178 square metres

### Rules on letting this property

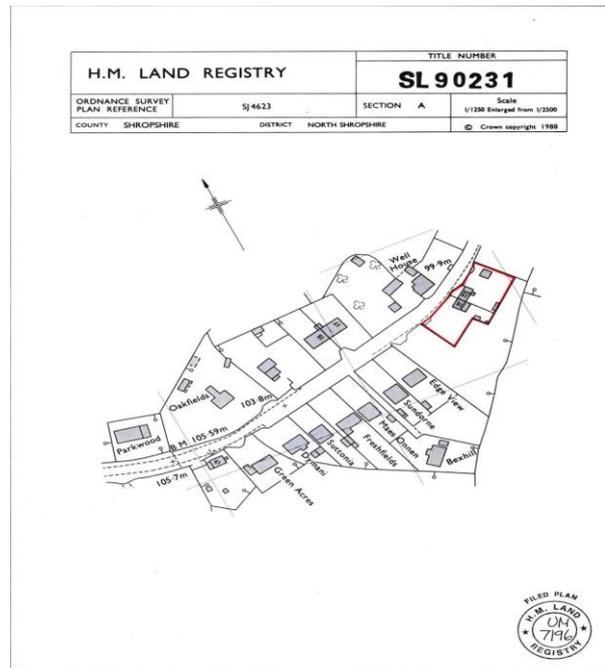
Properties can be let if they have an energy rating from A to E.

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 C.

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



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## Council Tax Band E

**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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