



Myddle Heath, Myddle Hill, Myddle, Shrewsbury,  
SY4 3RW

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**Offers in the region of £275,000**

Viewing: strictly by appointment  
through the agent

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Occupying a pleasant position with a pleasing rural aspect towards local farmland, countryside and beyond, this is a particularly spacious and well proportioned three double bedroom detached bungalow. The bungalow offers pleasing features such as an L-shaped kitchen / diner, three double bedrooms, gardens to front, side and rear, a generous driveway and detached garage. Access to the medieval town centre of Shrewsbury and local bypass linking up to the M54 motorway network are readily accessible from the property.

#### Accommodation

Reception hallway, lounge, kitchen / diner, three double bedrooms, bathroom, front, side and rear enclosed gardens, generous driveway, detached garage, upvc double glazing, oil fired central heating. Viewing is recommended.

Upvc double glazed entrance door gives access to:

#### Reception Hallway

Having loft access, radiator, airing cupboard, coving to ceiling, wall mounted thermostat control unit, upvc double glazed French doors giving access to rear gardens. Door from reception hallway gives access to:

#### Lounge

13'1 x 11'8 (3.99m x 3.56m)  
Having upvc double glazed window with lovely views of the open countryside and farmland. Attractive period fireplace with decorative fire surround, coving to ceiling, television aerial point, radiator. Door from lounge gives access to:

#### L-Shaped Kitchen / Diner

15'10 x 11'7 max reducing to 8'4 (4.83m x 3.53m max reducing to 2.54m)  
The kitchen / diner comprises a range of replaced eye level and base units with built in cupboard and drawers, integrated oven, four ring electric hob with stainless steel cooker canopy over, floor mounted oil fired central heating boiler, space for further appliances, fitted wooden-style worktops, plumbing for automatic washing machine and space for fridge and freezer. Upvc double glazed window to front with pleasing aspect towards local farmland and open countryside. Large upvc double glazed window to the side and upvc double glazed door giving access to the side of the bungalow and the garage. Radiator, recessed spotlights to ceiling, vinyl wood effect floor covering, tiled splash surrounds.

From reception hallway doors give access to all three bedrooms and bathroom.

#### Bedroom One

14'9 x 9'8 (4.50m x 2.95m)

A spacious bedroom with radiator and a large upvc double glazed window, with lovely views of the countryside.

#### Bedroom Two

11'8 x 8'0 (3.56m x 2.44m)

At present being used as a dressing room but can provide accommodation as a double bedroom. Having radiator, upvc double glazed window with a pleasing aspect to the front across local countryside and farmland.

#### Bedroom Three

11'6 x 8'0 (3.51m x 2.44m)

Double bedroom with radiator, upvc double glazed window with pleasing aspect to the rear.

#### Bathroom

Having a three piece suite comprising: panel bath with electric shower over, glazed shower screen to side, pedestal wash hand basin with mixer tap over, low flush wc, fully tiled to walls, tiled floor, recessed spotlights to ceiling, radiator.

#### Outside

To the front of the property there is a lawned garden with mature hedging and shrubs with paved pathway giving access to front door. From the front garden there are pleasing views towards local farmland and countryside. To the left hand side of the bungalow there is a side lawn garden with paved pathway which in turn gives access to:

#### Rear Gardens

Having paved patio area, inset shrubs and is enclosed by fencing.

The driveway to the bungalow is a particularly good sized and gives access to:

#### Garage

With up and over door, glazed window and oil tank to rear.

#### Services

Mains water, electricity and drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage Services

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

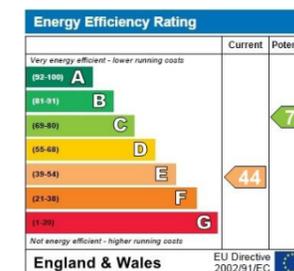
#### Directions to Myddle Heath

Follow main road Shrewsbury to Ellesmere, straight on through Harmer Hill. Up the hill and road bends to the left.

Approx 0.5mile new house on LHS and glass fronted office building.

Approx 50metres, signposted left to Myddle - ignore and go straight on.

Myddle Heath is the first property on the LHS, behind privet hedge.



## FLOOR PLANS

