HOLLAND BROADBRIDGE

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46 Millers Green, New Park Farm, Shrewsbury, Shropshire, SY1 2UB

www.hbshrop.co.uk









Offers In The Region Of £440,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

The Property Ombudsman

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Occupying a fantastic plot with beautifully maintained landscaped gardens. This is an attractive, spacious and much improved four bedroom detached house benefitting from a high standard of decoration throughout. 46 Millers Green, is situated within a pleasing cul-de-sac position in this convenient and popular residential location and is within close proximity to tranquil riverside walks leading to Quarry Park and medieval Town Centre of Shrewsbury. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, refitted cloakroom, lounge, separate dining room, kitchen/breakfast room, first floor landing, master bedroom with contemporary refitted ensuite shower room, three further bedrooms, luxury refitted family bathroom, substantial brick paved driveway with ample off street parking for a number of vehicles, double garage, carport, front and beautifully maintained large rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Reception hallway
The reception hallway is reflected by it's imposing style and size and with high quality wood flooring, having two levels thermal insulation, radiator, understairs storage cupboard.

Door from reception hallway gives access to:

Refitted cloakroom
Having low flush WC, wall mounted wash hand basin with fountain effect mixer tap over and storage cupboard below, high quality wood flooring, having two levels thermal insulation, heated chrome style towel rail, UPVC double glazed window to side.

Door from reception hallway gives access to:

Lounge
20'9 x 11'4
The lounge area is a generous size. having three UPVC double glazed window, double glazed sliding patio door giving access to rear garden, two radiators, coal effect gas fire set to a marble style hearth with matching fire surround.

Square arch from lounge and wooden framed glazed double doors from reception hallway gives access to:

Dining room
9'6 x 8'2
Having high quality wood flooring, having two levels thermal insulation, UPVC double glazed window to rear, radiator.

Door from reception hallway gives access to:

Refitted kitchen/breakfast room
17'0 x 8'6
Having attractive eye level and base units with built-in cupboards and drawers, fitted worktops with stainless steel sink drainer unit with mixer tap over and (SPACE FOR hot tap to side), tiled splash surrounds, integrated Neff oven with five Neff gas hob and stainless steel cooker canopy over, space for dishwasher, washing machine, fridge freezer, coving, recessed spotlights to ceiling, two UPVC double glazed windows, UPVC double glazed door giving access to side/rear of property, high quality wood flooring, having two levels thermal insulation

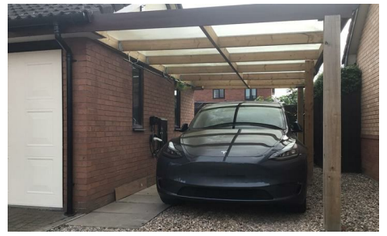
From reception hallway stairs rise to:

First floor landing
Having loft access, UPVC double glazed window to front, linen store cupboard with gas fired central heating boiler and pressurised water tank/system.

From first floor landing doors give access to: Four good size bedrooms and refitted family bathroom.






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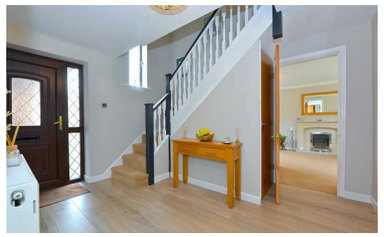
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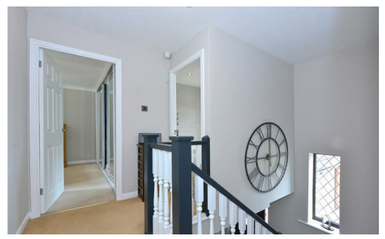



















Bedroom one
11'1 x 10'6
Having UPVC double glazed window to rear, radiator, fitted mirror fronted wardrobes with mirror fronted door giving access to:

Contemporary refitted shower room
Having a large walk-in shower with wall mounted electric shower and contemporary glazed shower screen to side, wall hung wash hand basin with fountain effect mixer tap over and storage drawers below, low flush WC, part tiled to walls, UPVC double glazed window, recessed spotlights to ceiling, heated chrome style towel rail.

Bedroom two
11'8 x 9'5
Having UPVC double glazed window to front, radiator.

Bedroom three
11'8 x 11'2 max
Having UPVC double glazed window to rear, radiator.

Bedroom four
8'0 x 7'9
Having UPVC double glazed window to rear, radiator.

Luxury refitted family bathroom
Having a modern three piece suite comprising: Double ended panel bath with electric shower over, wall hung wash hand basin with fountain effect mixer tap over and storage drawers below, low flush WC, part tiled to walls, recessed spotlights to ceiling, UPVC double glazed window to front, heated chrome style towel rail.

Outside
To the front of the property there is a substantial brick paved driveway providing ample off street parking for a number of vehicles, with further stone area leading to a timber framed carport (SPACE FOR OHME car charging point), next to the substantial carport there is a:

outside space which is in abundance to the front, rear and sides

Double garage
18'4 x 16'11 max reducing down to 14'2
Having two up and over doors, glazed windows, fitted power and light, boarded loft space and pedestrian service door to side.

Rear gardens
The rear gardens are a fantastic feature of the property and are extremely plentiful and generous is size, having a large brick paved sun terrace, paved patio, stone sections, double gated leading to front of property, lawn gardens, stone pathways, variety of specimen mature shrubs, plants and bushes, timber garden shed, compost and potting area. The rear gardens offer a sunny aspect and are fully enclosed.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

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.

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Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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

