



Helping *you* move



43 Millbrook Drive, Shawbury

This much loved family home provides well maintained accommodation throughout, offering two Reception Rooms, Three Bedrooms, Garage and neatly maintained gardens. Located in the popular Village of Shawbury, convenient for a range of neighbourhood shops and Primary School.

Offers in the Region of

£285,000

43 Millbrook Drive, Shawbury, Shropshire, SY4 4PQ.

Overview

- Detached House
- Lounge, Dining Room
- Conservatory, Cloakroom
- Fitted Kitchen, Utility Room
- Three Bedrooms
- Bathroom
- Garage and Driveway Parking
- Established Gardens
- Gas Central Heating
- Double Glazing
- No Upward Chain
- EPC D, Council Tax D



Location

The property is located at the head of a cul-de-sac with a side view over farmland and RAF Shawbury beyond. The popular Village of Shawbury is served by a range of local neighbourhood amenities including a Co-Op, Post Office, Petrol Station and two Public Houses. Excellent road networks connect the property to all parts of the area including Shrewsbury, Wem, Whitchurch, Market Drayton and beyond.

Brief Description

This Detached House has provided a much loved family home over many years and offers extremely well maintained accommodation throughout. Entering into a small Reception Hall; Cloakroom off with two piece suite. A glazed door opens into the light and spacious Lounge with window to the fore, attractive feature fire surround with gas fire and two secret cupboards behind; stairs to the first floor and arch flowing into the Dining Room with sliding patio doors opening into the Conservatory which offers delightful views over the rear garden. The fitted Kitchen has a range of drawers, base and wall mounted cupboards with complementary working surfaces, inset 1.5 bowl sink unit, free standing cooker, window to rear, under stairs storage cupboard and door to the Utility Room - access to the garden and garage, base and wall mounted cupboards and integrated dishwasher and washing machine.



Stairs, from the Lounge, ascend up to the first floor Landing with window to the side, access to the loft and cupboard housing the boiler. Bedroom One has a built-in sliding mirror door wardrobe and window to the front, Bedroom Two also provides a sliding mirror door wardrobe, window to rear and Bedroom Three has a window on the front and over stair-head cupboard. The Bathroom provides a modern white three piece suite. Internally, the accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a shared tarmacadam driveway and turning area - a generous driveway provides parking directly in front of the single Garage with up and over door and service door into the Utility. The attractive rear garden has a patio area, lawn and established fruit and Magnolia trees; useful side paved area with access to the front.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002. Council Tax Band D

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From the Battlefield Roundabout on the edge of Shrewsbury proceed along the A53 towards Hodnet and Market Drayton. Proceed along this road for approx. 4.3 miles and at the traffic lights in the centre of Shawbury turn left onto the B5063 towards Wem. Take the second right into Bridge Way and then left into Millbrook Drive and take the second left and first right proceeding to the end of the cul-de-sac where the property will be found in the left hand corner, approached over a tributary drive and turning area shared with it's neighbour.

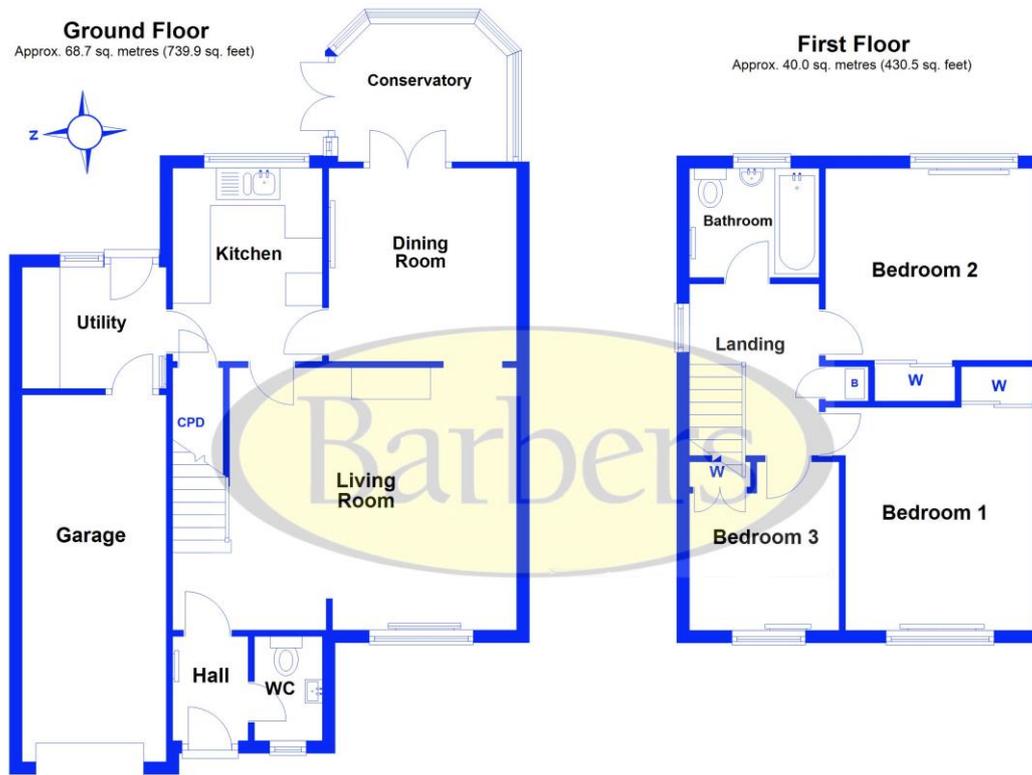
METHOD OF SALE

For Sale by Private Treaty.

WE34583.011223

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Total area: approx. 108.7 sq. metres (1170.4 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

All measurements quoted are approximate:

- RECEPTION HALL** 5' 4" x 3' 9" (1.63m x 1.14m)
- CLOAKROOM** 5' 3" x 3' 5" (1.6m x 1.04m)
- LOUNGE** 15' 0" x 13' 7" (4.57m x 4.14m)
- DINING ROOM** 9' 8" x 9' 7" (2.95m x 2.92m)
- CONSERVATORY** 8' 9" x 7' 9" (2.67m x 2.36m)
- KITCHEN** 10' 0" x 7' 8" (3.05m x 2.34m)
- UTILITY ROOM** 7' 4" x 6' 3" (2.24m x 1.91m)
- BEDROOM ONE** 11' 7" x 9' 8" (3.53m x 2.95m)
- BEDROOM TWO** 11' 4" x 10' 0" (3.45m x 3.05m)
- BEDROOM THREE** 7' 8" x 6' 7" (2.34m x 2.01m) plus door recess
- GARAGE** 19' 1" x 8' 2" (5.82m x 2.49m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.