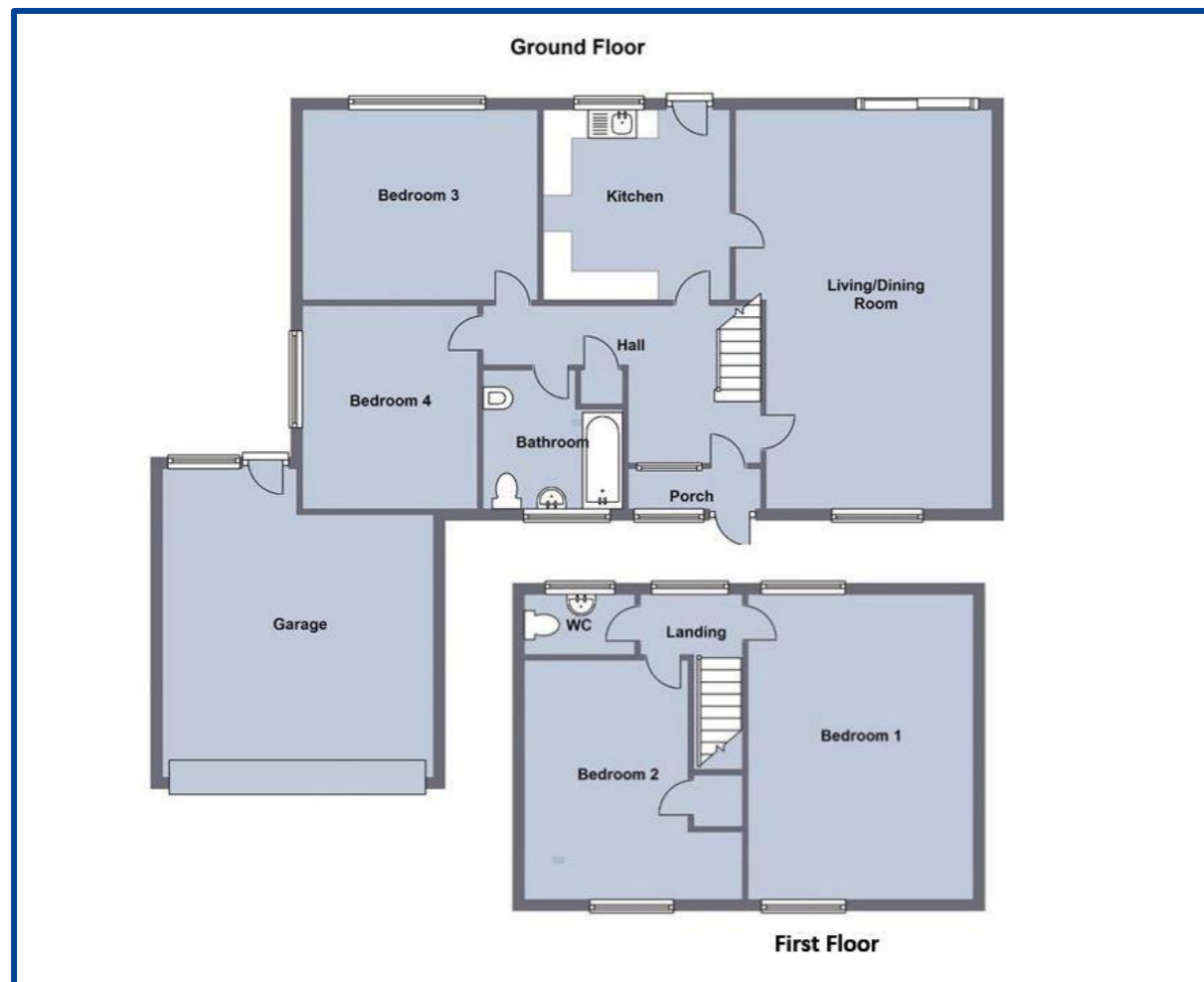


FLOOR PLAN- FOR IDENTIFICATION PURPOSES ONLY



Directions: From Shrewsbury head West on the B4386 Montgomery road, passing through the villages of Yockleton and Westbury and continue into the village of Worthen. In the centre of the village turn left into Brookside and continue right to the end of the road which leads into Millstream and number three is located just after the bend on the left-hand side.

Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

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Roger Parry & Partners



3 Millstream, Worthen, Shrewsbury, SY5 9JX

NO CHAIN

Offers in the region of £285,000

An attractive and extremely spacious four bedroom detached family house having the benefit of uPVC double glazing, modern electric heating system throughout, double garage and delightful gardens with superb country views to the rear. The property occupies a delightful position on the fringe of this village within walking distance of the local amenities and being around 13 miles South West of the county town of Shrewsbury.

The accommodation which is generally in good order, does require some upgrading to bathroom, kitchen etc. the accommodation briefly comprises; entrance porch, reception hall, very large through living room/dining room, kitchen, two ground floor good sized bedrooms and large family bathroom. On the first floor are landing, two excellent bedrooms and separate WC.

Welsh Bridge, 165 Frankwell, Shrewsbury, SY3 8LG

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Important notice to all prospective purchasers - Property Misrepresentations Act 1991

Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view. Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.

ACCOMMODATION COMPRISING:
(ALL MEASUREMENTS ARE APPROXIMATE)

Opaque uPVC front door with matching side screen, providing access into:

ENTRANCE PORCH

With quarry tiled floor, meter cupboard and further uPVC double glazed door with matching side screen. Opening into:

L-SHAPED RECEPTION HALL

With coved ceiling, telephone point, Dimplex electric night storage heater, door enclosing cloaks cupboard with hanging rail and shelf and a burglar alarm control panel.

LARGE THROUGH LIVING ROOM/DINING ROOM 22'10 x 14'8 (6.96m x 4.47m)

With coved ceiling, two slim-line electric night storage heaters, uPVC double glazed window to the front, with fitted Venetian blind and double glazed sliding patio doors, leading out onto the delightful rear gardens.



Door leading through to:

KITCHEN 10'10 x 10'8 (3.30m x 3.25m)

With vinyl floor covering, laminate work surfaces with under cupboards and draws, three ranges of eye level wall units, extensive tile splash areas, single drain stainless steel sink unit, space and plumbing for automatic washing machine, uPVC double glazed door and adjoining window overlooking the rear garden, wall mounted electric panel radiator and space for electric cooker.



LARGE GROUND FLOOR BATHROOM

With half tiled walls and coloured suite comprising; panelled bath with chromium style mixer tap and shower attachment, pedestal hand basin, low level WC and bidet,

wall mounted electric panel radiator, electric shaver point, electric wall mounted fire, opaque uPVC double glazed window and wall mirror.



GF BEDROOM THREE 13'5 x 10'11 (4.09m x 3.33m)

With large uPVC double glazed window and views across the delightful rear garden over fields to the wooded hills beyond including The Callow, electric night storage heating, coved ceiling.



GF BEDROOM FOUR 11'7 x 10'0 (3.53m x 3.05m)

With uPVC double glazed window, coved ceiling, electric night storage heaters



From the Reception Hall a staircase with hand rail ascends to the naturally lit first floor landing with doors providing access to:

SUPERB LARGE BEDROOM ONE 17'5 x 12'10 (5.31m x 3.91)

With uPVC double glazed windows to front and rear with similar magnificent views, electric storage heater and electric panel radiator.



FIRST FLOOR BEDROOM TWO 13'6 x 12'5 (4.11m x 3.78m)

With large uPVC double glazed window, electric panel radiator and door enclosing Airing Cupboard with factory lagged cylinder emersion heater and slatted shelving. Also located beyond Bedroom Two is a large first floor void which is suitable for providing further bedroom/full bathroom accommodation if required, subject to the usual regulations. In Bedroom Two there is also access to roof space.



SEPARATE LOW LEVEL WC SUITE

With pedestal hand basin, tile splash and opaque uPVC window. The WC could be converted into a shower/bathroom by taking some space off Bedroom Two if required.

OUTSIDE

To the front of the property is a good sized shaped lawn intersected with heather and shrub beds, a variety of mature shrubs and trees, outside lighting point and double width Tarmacadam Driveway providing parking with further outside lighting point. **Giving access to:**



DOUBLE GARAGE

With electrically operated up and over door, concrete floor, power and lighting supply, window and door to the rear. There is a side pedestrian access over a paved pathway and wrought iron gates, further outside lighting point leading around to the rear and to the front from the driveway is a wide Tarmacadam pathway to the front door.

REAR GARDENS

Immediately adjacent to the rear of the property is a paved patio area with outside lighting points and with awning, further outside lighting point, paved pathway and very good sized lawned rear garden with central rose and floral bed, further shrubberies, variety of trees, gravelled area and further paved sun terrace. The whole is bounded by a variety of timber screen fencing and established hedging to the rear, adjoining farm land, with a lovely southerly aspect and views to The Callow.



EPC Rating: E

For a full copy of the Energy Performance Certificate please contact agent.