



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Cartland House, 5 Yell Bank, Montford Bridge,
Shrewsbury SY4 1FB**

£600,000 Region

To view this property please call us on **01743 236 800** Ref: C7143/GM/MU

An impressive and truly stunning, modern, 5 bedroomed family home.

ON LINE VIEWING - This impressive and truly stunning, modern, 5 bedroomed family home is constructed to a particularly high standard of specification throughout with well planned and well proportioned accommodation throughout. The accommodation comprises : an impressive entrance hall, cloakroom/wc, a lounge with log burner and bi folding doors, study, open plan kitchen/dining room with a range of fully integrated appliances, utility room and large store room, large galleried landing, master bedroom with shower room en suite, second bedroom with shower room en suite, 3 further good sized bedrooms and a family bathroom. The ground floor accommodation, en suites and family bathroom also benefit from underfloor heating.

The property occupies an enviable position on this stunning south facing plot in this popular and sought after village on the edge of Shrewsbury boasting elevated river views and uninterrupted countryside views beyond. Within the village is a restaurant/public house, bus service and fabulous walks. Within the adjoining village of Bicton is a Primary School with a bus service providing access to the renowned Corbet School at Baschurch, whilst other schooling is available in Shrewsbury. Montford Bridge is also well placed for access to the Shrewsbury by-pass with M54 link to the West Midlands and A5 trunk road to Chester.



INSIDE THE PROPERTY

ENTRANCE HALL

Oak flooring with underfloor heating
Large understairs storage cupboard

CLOAKROOM/WC

Fitted with a modern white suite comprising low flush wc
Wash hand basin set to a vanity unit with tiled surrounds
Oak flooring with underfloor heating.

LOUNGE

28'0" x 12'11" (8.53m x 3.94m)
A stunning room with bi folding doors opening out to the rear garden and sun terrace
Inglenook style fireplace with log burner
Oak flooring with underfloor heating.

STUDY

8'4" x 12'7" (2.54m x 3.84m)
Windows to both the front and side.
Oak flooring with underfloor heating.

OPEN PLAN KITCHEN/DINING ROOM

12'5" x 26'10" (3.8m x 8.20m)
A stunning and impressive open plan space with bi folding doors opening out to the rear garden and terrace
A beautifully fitted kitchen with a range of fitted units comprising of both cupboards and drawers with quartz work surfaces over
Inset induction hob unit with extractor hood over, pan drawers beneath, integrated dishwasher and peninsular breakfast bar divide
An additional bank of floor to wall units housing a large fridge, freezer, double oven, grill, warming drawer storage both above and below
LED mood changing lighting fitted to all units
Windows to the rear with views over the garden and countryside beyond
Tiled floor.

UTILITY

6'9" x 8'0" (2.05m x 2.43m)
Fitted with a range of units which compliment the kitchen along with space for washing machine and tumble drier
Tiled flooring
Door to rear garden.

STORE ROOM

Housing the heating system and underfloor heating controls.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR GALLERIED LANDING with a feature window to the fore, access to the loft and fitted airing cupboard.

MASTER BEDROOM

13'5" x 13'11" (4.09m x 4.25m)
A stunning room with a feature window to the rear with a Juliet style glass balcony providing superb views to the rear over the garden, River Severn and countryside beyond.
Walk in wardrobe.

EN SUITE

Fitted with a modern white suite comprising tiled shower cubicle

Wash hand basin set to a vanity unit with a wall mounted lit mirror
Low flush wc
Tiled walls and floor
Heated towel rail
Underfloor heating.

BEDROOM 2

11'2" x 12'11" (3.40m x 3.94m)
Window to the front
Built in wardrobe.

EN SUITE

Fitted with a white suite comprising tiled shower cubicle
Wash hand basin set to a vanity unit
Low flush wc
Tiled floor and surrounds
Heated towel rail.

BEDROOM 3

12'3" x 12'7" (3.74m x 3.84m)
Window to the rear overlooking the garden, River Severn and countryside beyond.

BEDROOM 4

12'3" x 10'8" (3.74m x 3.24m)
Window to the rear overlooking the garden, River Severn and countryside beyond

BEDROOM 5

7'10" x 12'7" (2.40m x 3.84m)
Window to the front.

FAMILY BATHROOM

A beautifully appointed modern white suite comprising free standing bath
Fully tiled shower cubicle
Wash hand basin set to a vanity unit
Low flush wc
Tiled floor with underfloor heating
Heated towel rail.

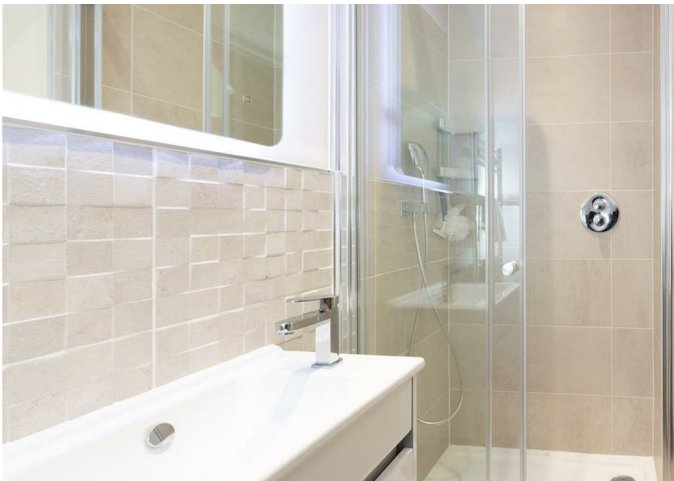
OUTSIDE THE PROPERTY

This property occupies an enviable position, set in a lovely plot which is south facing and boasts stunning views over the River Severn and countryside beyond. To the front is a block paved driveway providing parking and pedestrian access to the formal reception area.

DOUBLE GARAGE with an electrically operated door, pedestrian side door, power and lighting.

To the rear of the property is an attractive and GOOD SIZED GARDEN with the benefit of being south facing with a large paved patio area and neatly kept extensive lawned area with well stocked flower beds and shrub borders. There is a further gravelled courtyard area with access into the garage, utility room and to the front of the property. There is also hardstanding for a garden shed. The whole is enclosed on all sides by closely boarded wooden fencing.







FLOOR PLANS ...

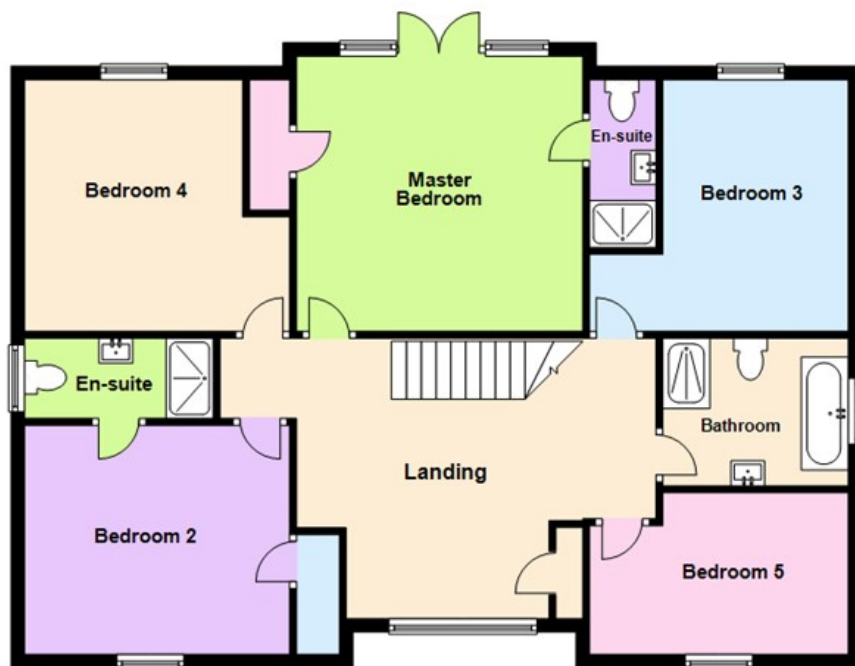
Ground Floor

Approx. 1113.4 sq. feet



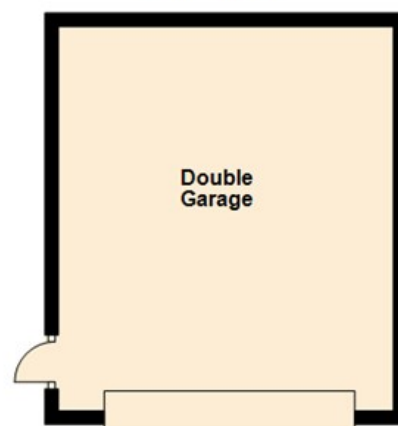
First Floor

Approx. 1118.2 sq. feet



Garage

Approx. 305.6 sq. feet



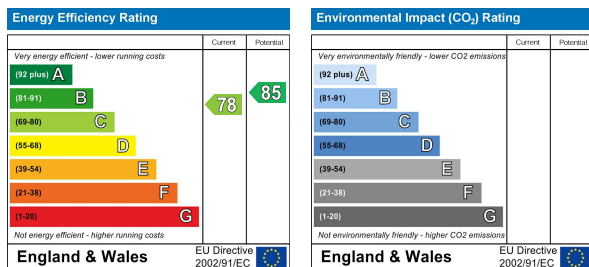
Total area: approx. 2537.2 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town over the Welsh Bridge to the Frankwell island taking the second exit onto The Mount. Proceed the full length of The Mount and at the traffic lights bear right and continue on the B4380 through the village of Bicton to Montford Bridge. At the crossroads bear left where the entrance to Yell Bank will be found almost immediately on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

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