



3 Alford Grange, Myddle, Shrewsbury, Shropshire, SY4 3AU

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**Offers In The Region Of £625,000**

Viewing: strictly by appointment through the agent

A beautifully presented five bedroom detached house, offering spacious and stylishly enhanced versatile living accommodation over three floors. This impressive property combines modern design with comfortable family living and well proportioned interiors finished to a high standard. One of the property's main features is the generous size attractive rear garden that seamlessly border open farmland offering a delightful rural aspect. Myddle is a charming and characterful village that perfectly captures the essence of rural English life. Surrounded by open farmland and scenic landscapes, it offers a peaceful setting whilst still being in easy reach of larger towns such as Shrewsbury and Oswestry. The heart of the village is centred around the striking St. Peters church a beautiful historic landmark that reflects the areas deep heritage. Local amenities include an active village and community spaces, a well regarded local primary school and a popular traditional pub. This is a rare opportunity to acquire a stylish and substantial home in a desirable setting, blending modern living with peaceful surroundings. Viewing is highly recommended.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, study, snug, lounge, attractive kitchen / breakfast room, utility room, garden room, first floor landing having master bedroom with dressing room and stylish re-fitted en-suite, two further double bedrooms, bespoke re-fitted family bathroom, second floor landing having two further double bedrooms, re-fitted shower room, front and generous sized enclosed rear gardens which border local farmland, brick paved driveway, double garage, UPVC double glazing, gas fired central heating and viewing is essential.

The accommodation in greater detail comprises:

Canopy over glazed entrance door gives access to:

**Reception hallway**

Having wood effect flooring, under stairs storage cupboard below, dado rail, radiator and double glazed window to front. Door from reception hallway gives access to:

**Cloakroom**

Having low flush wc, pedestal wash hand basin with mixer tap over, tiled splash surround, radiator, wood effect flooring, extractor fan to ceiling and dado rail.

Door from reception hallway gives access to:

**Study**

12'8 x 10'1  
Having UPVC double glazed window to front, radiator and coving to ceiling.

Door from reception hallway gives access to:

**Snug**

11'9 x 8'8  
Having UPVC double glazed window to front, radiator and coving to ceiling.

Door from reception hallway gives access to:

**Lounge**

16'9 x 12'11  
Having wood burning stove with timber inset mantle above, two radiators, UPVC double glazed French doors giving access to rear of gardens and coving to ceiling.

Door from reception hallway gives access to:

**Kitchen / breakfast room**

17'3 x 12'3  
Having a range of attractive eye level and base units with built-in cupboards and drawers, glass display cabinet, wine rack, stoves range style cooker with five ring electric hob and stainless steel cooker canopy over, integrated dishwasher, overlay quartz fitted worktops with inset Belfast style sink with mixer tap over, UPVC double glazed window to rear, wood effect flooring, radiator and space for American style fridge/freezer. Door from kitchen / breakfast room gives access to:





**Utility room**

6'9 x 5'8

Having eye level and base units, space for appliances, overlay fitted quartz worktops with inset sink and mixer tap over, radiator, service door to double garage and walk-in store cupboard. Square arch from kitchen / breakfast room gives access to:

**Garden room**

11'5 x 10'4

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens and local farmland, feature exposed timbers to ceiling, radiator, wood effect flooring and UPVC double glazed French doors giving access to rear of gardens.

From reception hallway stairs rise to:

**First floor landing**

Having store cupboard, radiator and linen store cupboard housing pressurised water tank. Doors from first floor landing then give access to three bedrooms and bespoke re-fitted bathroom.

**Bedroom one**

13'0 x 11'4

Having UPVC double glazed window with pleasing aspect over the property's rear garden, local farmland and beyond, radiator. Door from bedroom one gives access to:

**Dressing room**

9'8 x 4'9

Having a range of fitted wardrobes, dressing table, chest of drawers and UPVC double glazed window. Door from dressing room gives access to:

**Stylish re-fitted en-suite**

Comprises: Contemporary panel bath with mixer tap over plus handheld shower attachment off, large shower cubicle with drench shower over and handheld shower attachment off, his and hers circular wash hand basins with mixer taps over and storage cupboards below, half tiled to walls, wall mounted extractor fan, tile floor, heated chrome style towel rail, recess spotlights to ceiling, wall light points and shaver point.

**Bedroom two**

11'9 x 8'9

Having UPVC double glazed window to front and radiator.

**Bedroom three**

12'10 x 9'6

Having UPVC double glazed window to front and radiator.

**Bespoke re-fitted family bathroom**

Having a four piece modern suite comprising: Contemporary panel bath, large tiled shower cubicle with contemporary glazed shower screens, wall mounted drench shower plus handheld shower attachment off, circular wash hand basin with mixer tap over and wall mounted storage drawers below, low flush wc, extractor to ceiling, recess spotlights, tiled floor, fully tiled to walls and wall mounted heated chrome style towel rail.

From first floor landing stairs rise to:

**Second floor landing**

Having radiator and Velux roof window. Doors from second floor landing then give access to bedrooms four, five and re-fitted shower room.

**Bedroom four**

14'7 x 12'9

Having UPVC double glazed window to side and radiator.

**Bedroom five**

14'7 x 11'3

Having UPVC double glazed window to side and radiator.

**Re-fitted shower room**

Having a corner tiled shower cubicle with drench shower over plus handheld shower attachment off, low flush wc, wash hand basin with brass style mixer tap over and storage cupboard below, wood effect flooring, double glazed roof window, heated towel rail and shaver point.

**Outside**

To the front of the property there are barked raised beds, low maintenance stone section, Indian sandstone paved pathway giving access to front door. To the side of this there is a double width brick paved driveway with Hyper Volt car charging point which gives access to:

**Double garage**

18'11 x 18'2

Having two up and over doors one being electrically operated, wall mounted gas fired central heating boiler, double glazed door giving access to rear of gardens with double glazed window to side, fitted power and light.

Gated side access then leads to:

**Good sized rear enclosed gardens**

Having paved patio with outside lighting point and cold water tap, lawned gardens, inset shrubs and bushes, the rear gardens border local farmland which offer a fantastic aspect and are enclosed by fencing.

**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 F**

**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 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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