

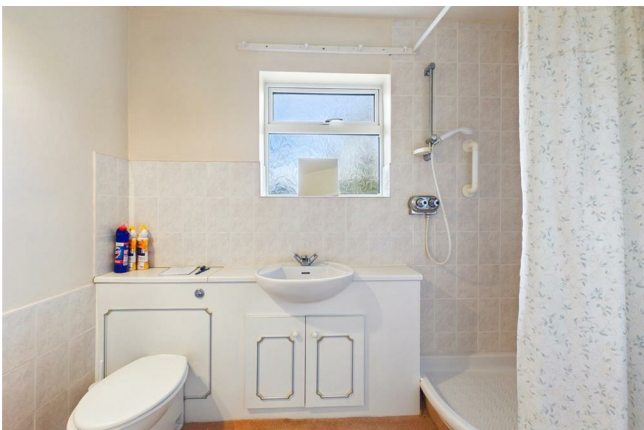




**Mill Race Yockleton, Shrewsbury, SY5 9PU
Offers In The Region Of £450,000**

Nestled in the picturesque village of Yockleton, this substantial four-bedroom bungalow presents a rare opportunity for purchasers to modernise and personalise a spacious home, set within the beautiful Shropshire countryside. Extending to approximately 0.69 of an acre or thereabouts, the property enjoys a peaceful rural setting whilst remaining conveniently close to the thriving market town of Shrewsbury and its wide range of amenities.

The well-proportioned accommodation briefly comprises: an entrance hallway, living room with feature fireplace, sun room, and an open-plan kitchen/dining area, together with a utility room and lean-to providing access to the garden. The bedroom accommodation includes a generous principal bedroom with built-in wardrobes and en suite shower room, two further well-sized bedrooms, and a family bathroom. To the first floor, there is an additional bedroom with useful storage space. The property benefits from a driveway providing ample parking for several vehicles, a double garage, and two useful external stores.



Mill Race is set in beautiful countryside with far-reaching views, situated in the village of Yockleton and within easy reach of the market town of Shrewsbury, which offers a wide range of amenities and services.

Entrance Hallway

With fitted carpets and useful storage cupboard. Stairs lead to the first floor.

Sunroom

With carpet and windows enjoying views of the gardens and countryside.

Living Room

With fitted carpets, a feature fireplace with stone hearth and surround, and two windows offering a dual aspect with stunning views over the surrounding countryside. Double doors lead through to:

Open plan Kitchen/ Diner

Fitted with a range of wall and base units with worktops and oven, with tiled walls and tiled-effect flooring to the kitchen area, carpeted dining area, and a useful storage cupboard.

Utility

Fitted with a range of wall and base units incorporating a 1½ bowl sink unit with drainer and mixer tap. Door to:

Lean to

With quarry tiled flooring, two fitted units incorporating a stainless steel sink with taps, tiling to two walls, and a door providing access to the garden.

Principle Bedroom

A generously proportioned room with fitted carpets and built in wardrobes. Door to:

Ensuite Shower Room

Fitted with a white suite comprising shower cubicle with shower unit with riser rail and shower head, low level flush wc (not in use) and wash hand basin.

Bedroom

With fitted carpets, built in wardrobes and two useful storage cupboards.

Bedroom

With fitted carpet.

Family Bathroom

Fitted with a white suite comprising a bath with mixer taps, riser rail and shower head over, low-level WC, and wash hand basin, together with a heated towel rail and fitted carpets.

Stairs from the ground floor lead to the first floor landing.

Bedroom

With fitted carpets and two useful storage cupboards.

Outside

The property is approached via a tarmacadam driveway providing ample off-road parking for several vehicles and leading to a double garage, together with two useful external store rooms. The gardens and grounds are well established, featuring a variety of mature trees and shrubs and are enclosed by mature hedging. The property benefits from truly stunning 360-degree views over the surrounding countryside and is set within approximately 0.69 of an acre or thereabouts.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas and water are connected. We understand the Broadband Download Speed is: Basic 18 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan (not to scale - for identification purposes only)



Approximate total area⁽¹⁾
 189.3 m²
 2037 ft²

Reduced headroom
 18.7 m²
 201 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.