

# 18 Millers Green Shrewsbury SY1 2UB



**4 Bedroom House**  
**Offers In The Region Of £349,995**

## The features

- EXCELLENT 4 BEDROOM DETACHED HOME
- LOUNGE, DINING ROOM, BREAKFAST KITCHEN AND CONSERVATORY
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING C
- SPACIOUS AND VERSATILE FAMILY ACCOMMODATION
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- NO UPWARD CHAIN AND VIEWING RECOMMENDED



\*\*\* SPACIOUS 4 BEDROOM DETACHED FAMILY HOME \*\*\*

An excellent opportunity to purchase this 4 bedroom detached home which has a great footprint and is perfect for a growing family.

Occupying an enviable position in this popular location with good local amenities on hand including shops, supermarkets, doctors, schools and riverside walks along to the Town Centre.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Dining Room, Conservatory, Kitchen /Breakfast Room, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, driveway with ample parking, garage and enclosed rear garden.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable position on this popular development on the Northern edge of the Town with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarkets and doctors and the Railway Station, riverside walks and Town Centre are a short stroll away.

### RECEPTION HALL

Door opening to Reception Hall with wooden effect flooring, radiator.

### CLOARKROOM

With WC and wash hand basin set into vanity, window to the front, radiator.

### LOUNGE

with bow window to the front, fire surround housing living flame gas fire, media point, radiator. Double opening glazed doors to

### DINING ROOM

with radiator and sliding patio doors to

### CONSERVATORY

being of brick and sealed unit double glazed construction, wooden effect flooring, radiator and French doors to garden.

### KITCHEN/BREAKFAST ROOM

A generous sized room fitted with shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher. Range style cooker with extractor hood over and recess for fridge/freezer. Tiled surrounds and eye level wall units, useful under stairs storage, ample space for breakfast table, radiator, window and doors to the garage and garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space.

### PRINCIPAL BEDROOM

with window to the rear, triple wardrobe with mirror fronted sliding doors, radiator.

### EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, window to the side, radiator.

### BEDROOM 2

A generous sized room with two windows to the front, radiator.

### BEDROOM 3

with window to rear, radiator. Loft access panel with drop down ladder to large boarded storage area.

### BEDROOM 4

with window to the front, wooden effect flooring, radiator.

### BATHROOM

with panelled bath, wash hand basin and WC. Tiled surrounds, radiator.

### OUTSIDE

The property is approached over block paved driveway with parking for several cars and leading to Garage which has power and plumbing for a washing machine, shaped gravelled area and range of shrub beds. To the rear there is a paved sun terrace with brick wall divide with steps up to the lawned area enclosed with fencing and hedging.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

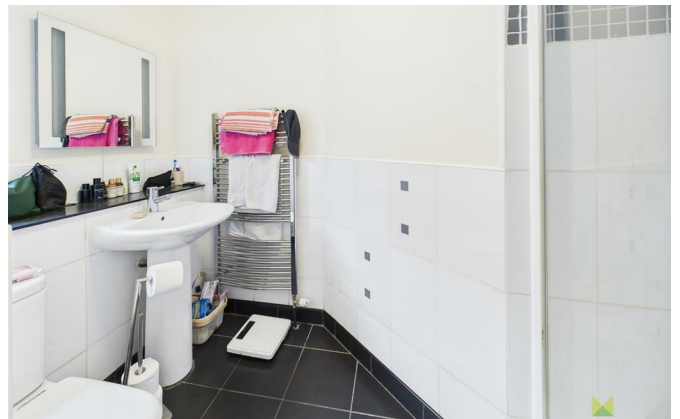
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.



## NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



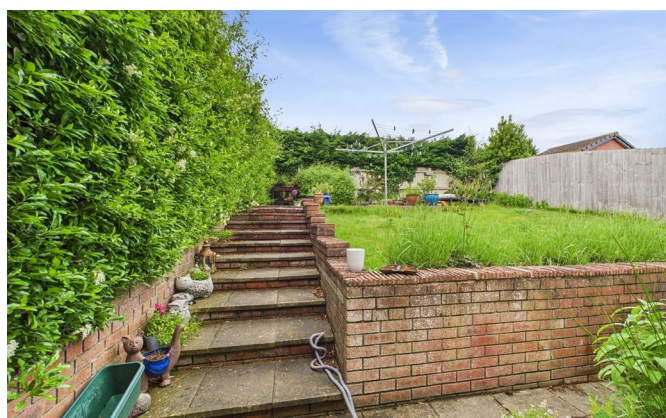




## 18 Millers Green, Shrewsbury, SY1 2UB.

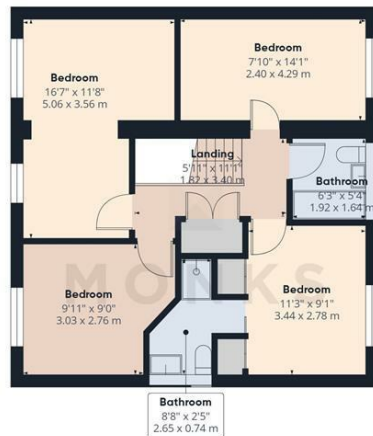
4 Bedroom House

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**Approximate total area<sup>(1)</sup>**  
 1417 ft<sup>2</sup>  
 131.6 m<sup>2</sup>



(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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## Shrewsbury office


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Shrewsbury, Shropshire, SY1

## We're available 7 days a week


HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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