



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**24 Hereford Road, Shrewsbury, SY3 7RD**

**£725,000 Region**

To view this property please call us on **01743 236 800** Ref: T7315/SL/KQ

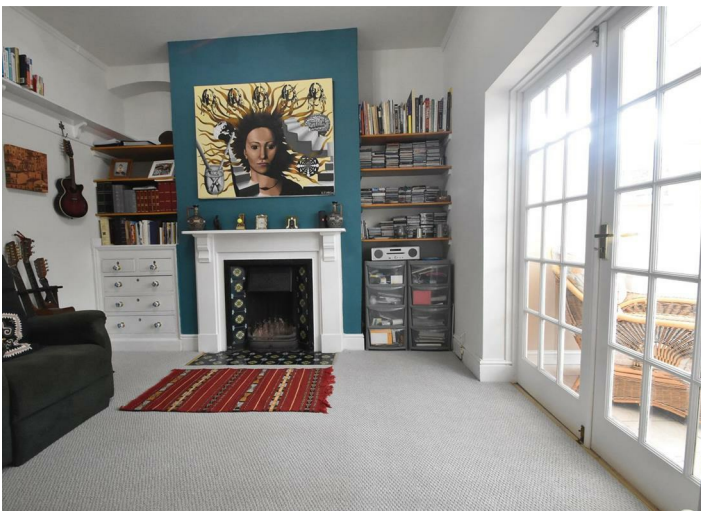


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# An imposing well appointed and well maintained, detached five bedroom Edwardian residence with garage, generous amounts of parking and an extensive west facing rear garden.

This detached five bedroom property has been much loved by the current owners and provides well planned and well proportioned accommodation with rooms of pleasing dimensions. The property has been updated in recent years with great care taken to retain a number of the attractive original features. The accommodation benefits from gas fired central heating.

The property is situated in this popular and highly desirable residential area, well placed within reach of excellent amenities, including walking distance of the town centre, amenities in Longden Coleham, popular schools and well placed within easy reach of the Shrewsbury by-pass allowing easy access to the M54 motorway link.



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## INSIDE THE PROPERTY

Double entrance doors with decorative leaded lights to:

### ATTRACTIVE ENTRANCE HALL

Decorative tiled floor

### SITTING ROOM

17'5" x 13'0" (into bay) (5.31m x 3.96m (into bay))

A pleasant room with fireplace recess housing a log burning stove with surround and mantel

Large bay window with window seat and decorative stained glass leaded lights

### DINING ROOM

16'4" x 12'0" (into bay) (4.98m x 3.66m (into bay))

Fireplace with decorative slips, surround and mantel

Bay window with decorative stained glass leaded lights

### INNER HALL

Understairs store cupboard

Doors with decorative stained glass leaded lights to:

### DOUBLE GLAZED CONSERVATORY

15'11" x 10'0" (4.85m x 3.05m)

Picture windows overlooking the garden and French doors allowing access to the garden.

Access to Cloakroom

### STUDY

10'10" x 12'0" (3.30m x 3.66m)

Attractive fireplace

Double doors to conservatory

### CLOAKROOM

Wash hand basin, wc

### KITCHEN

19'11" x 13'0" max (6.07m x 3.96m max)

With Utility and Pantry area.

Neatly appointed and fitted with a range of matching modern units incorporating a central peninsular island unit

From the entrance hall, an attractive STAIRCASE rises to a SPACIOUS AND OPEN FIRST FLOOR LANDING with window overlooking the rear garden and window overlooking the front garden.

### BEDROOM 1

12'11" x 13'0" (3.94m x 3.96m)

### BEDROOM 2

10'5" x 12'0" (3.17m x 3.66m)

Range of built in wardrobes

### EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

### BEDROOM 3

12'7" x 13'0" (3.83m x 3.96m)

Double door built in store cupboard

### BEDROOM 4

11'2" x 12'0" (3.41m x 3.66m)

### EN SUITE WC

### FAMILY BATHROOM

Panelled bath

Large shower cubicle

Wash hand basin

### SEPARATE WC

From the first floor landing a STAIRCASE extends to a SECOND FLOOR

### BEDROOM 5

9'4" x 13'2" (2.85m x 4.01m)

Useful built in store cupboard

## OUTSIDE THE PROPERTY

### DETACHED GARAGE

The property is approached over a paved drive and forecourt providing ample parking, extending to the front serving the reception area with raised floral and shrubbery beds and to the side, extending to the garage.

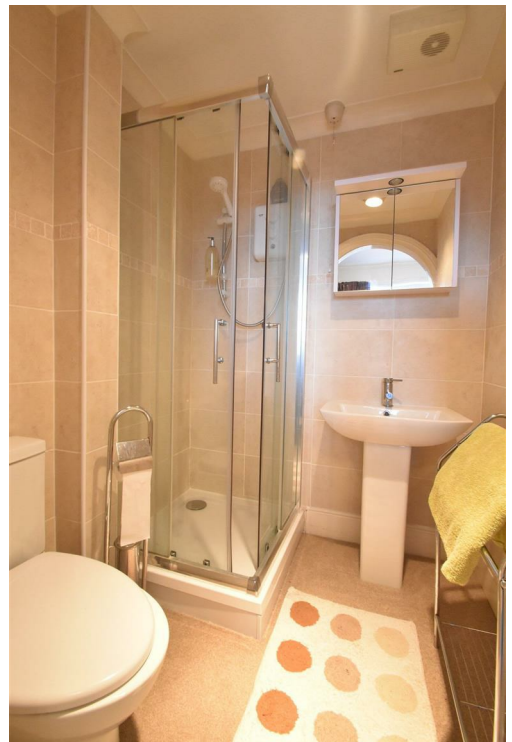
There is a particularly attractive, well stocked and generously sized REAR GARDEN with a paved patio, rustic Pergola providing an attractive and ideal entertaining space, raised floral and shrubbery displays, extensive lawns with further shrubs and a host of fruit trees. To the extreme rear there is a further decked sun terrace and an additional paved patio with trellis screening and a Summerhouse. The whole enjoying considerable privacy and a sunny westerly facing aspect.

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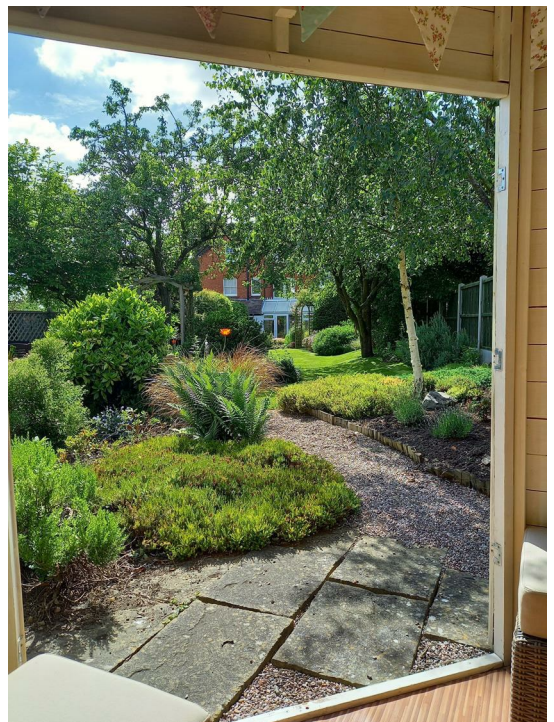
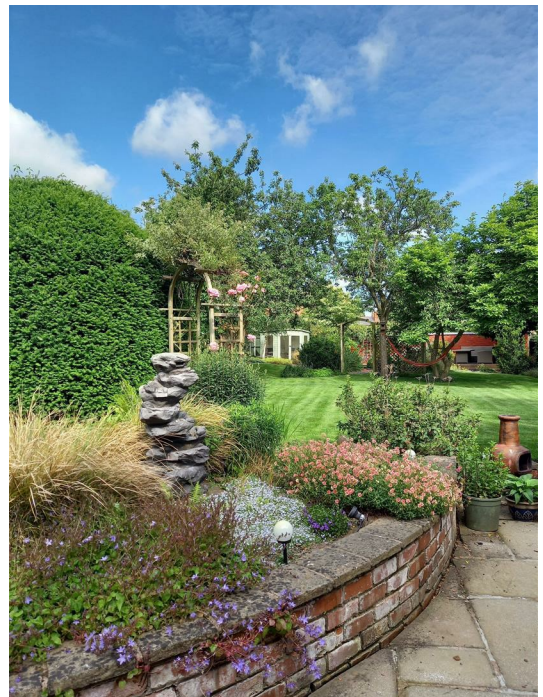






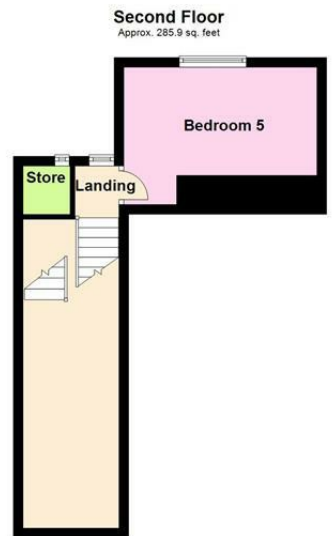
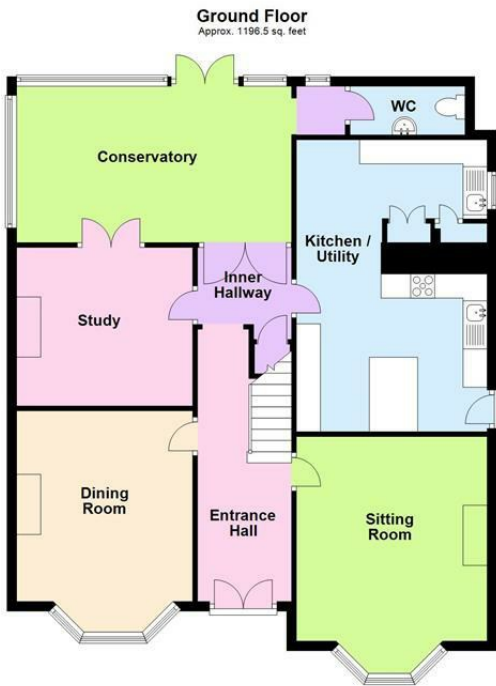
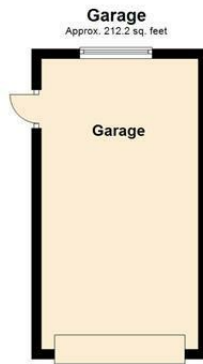








# FLOOR PLANS ...

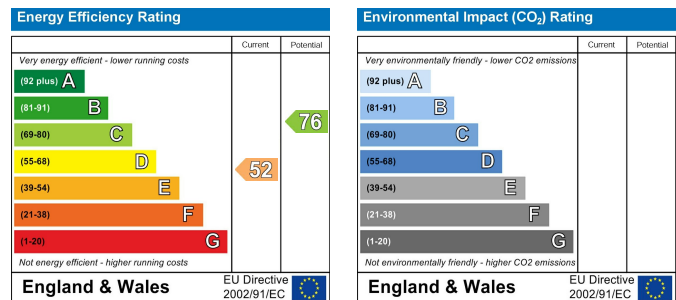


Total area: approx. 2589.4 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system into Coleham Head. Continue along through Moreton Crescent and onto Belle Vue Road. Proceed over the railway bridge into Hereford Road, where the property will be found on the right 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?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



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