



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**5 The Redlands, Laundry Lane, Shrewsbury,  
SY2 6ER**

**£617,000 Region**

To view this property please call us on **01743 236 800** Ref: T7407/SL/KQ

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# A superior, detached, four bedroom family residence, situated in a delightful and enviable position in this popular and highly desirable residential location.

NO CHAIN - UNEXPECTEDLY BACK ON THE MARKET - This superior, detached four double bed roomed family residence provides well planned and well proportioned accommodation throughout, which has been greatly improved and enhanced. The owners impeccable taste and sense of style together with an unfaltering attention to detail and exacting standard of presentation, showcases the property at its absolute best. On the ground floor level there is a modern open-plan layout, together with a formal lounge and separate study. The master bedroom has a large walk in wardrobe and a luxuriously appointed en suite shower room.

The property is well located on a private drive with one other property, close to the Reabrook Nature Reserve, on this popular residential area, within walking distance of the town centre and close to excellent amenities including shops, frequent bus service to the town centre, popular schools and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands. Chester: 41 miles. Birmingham: 48 miles. London: 170 miles.



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## INSIDE THE PROPERTY

### OPEN ENTRANCE PORCH

### ENTRANCE HALL

Leading to:

### KITCHEN / DINING / FAMILY ROOM

27'12" x 17'7" (8.23m x 5.36m )

Open-plan room with windows and double glazed sliding patio doors to rear garden

The kitchen is well appointed and fitted with a range of matching modern units with integrated appliances

### UTILITY

12'2" x 5'10" (3.71m x 1.78m)

Fitted with matching modern units

Door to side

### CLOAKROOM

Wash hand basin, wc

### LOUNGE

22'2" x 10'10" (6.76m x 3.30m)

A pleasant through room with window overlooking the front

Double glazed sliding patio doors to rear garden

Large Inglenook style fireplace

### STUDY

10'0" x 8'2" (3.05m x 2.49m)

Window overlooking the front

STAIRCASE rising from entrance hall to SPACIOUS FIRST FLOOR LANDING

### MASTER BEDROOM

12'8" x 11'8" (3.85m x 3.56m)

### DRESSING ROOM

5'6" x 5'6" (1.68m x 1.68m)

### LUXURIOUSLY APPOINTED EN SUITE SHOWER ROOM

Large walk in shower

Wash hand basin, wc

### BEDROOM 2

8'6" x 19'0" (2.59m x 5.80m)

Large built in wardrobe

### BEDROOM 3

10'0" x 13'6" (3.05m x 4.11m)

Double door built in wardrobe

Further built in wardrobe with mirror fronted sliding doors

### BEDROOM 4

11'5" x 6'7" (3.48m x 2.00m)

Large built in wardrobe

### FAMILY BATHROOM

Panelled bath

Separate shower cubicle

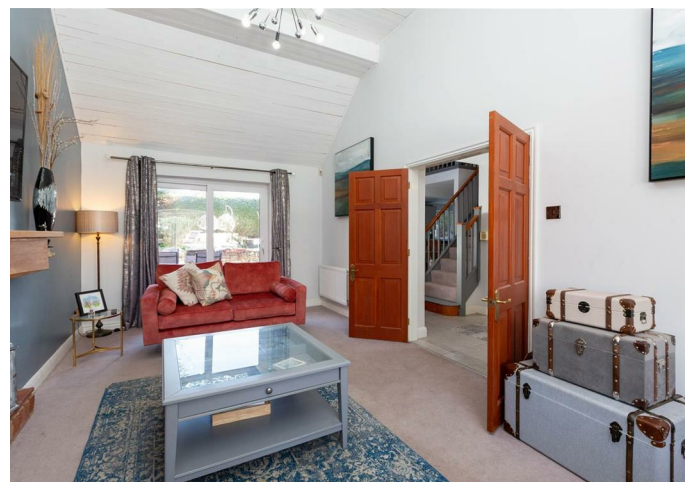
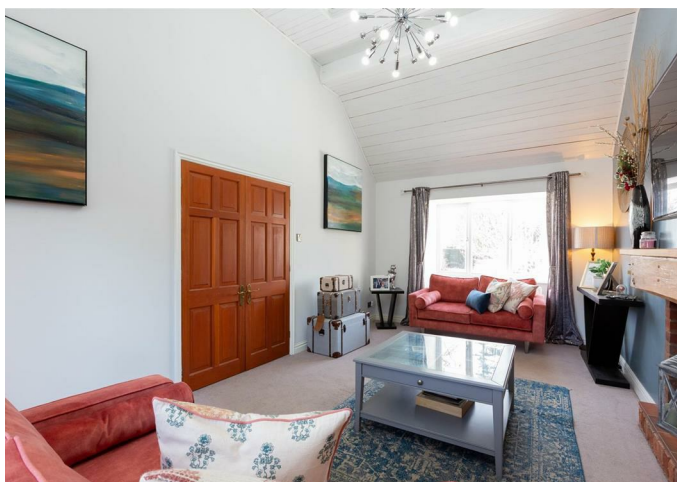
Wash hand basin, wc

## OUTSIDE THE PROPERTY

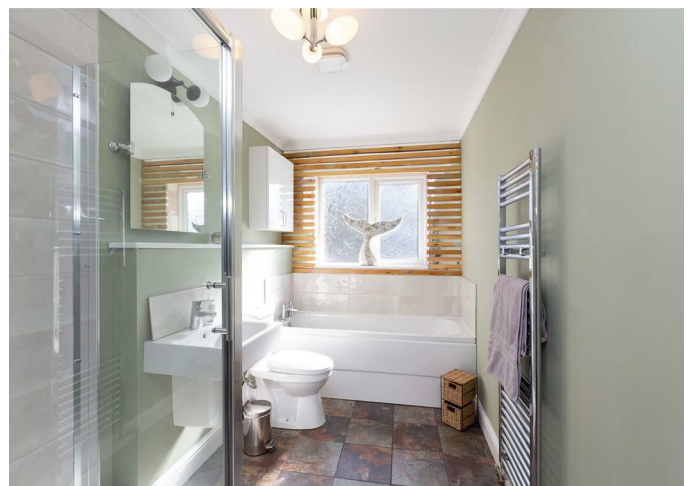
### LARGE DOUBLE GARAGE

The property is approached over a tarmacadam drive with forecourt providing ample parking space, serving the double garage and reception area. The gardens to the front are laid to lawn with a selection of mature shrubs and trees.

There is a particularly good sized and enclosed REAR GARDEN which has been attractively landscaped with an extensive paved patio, ornamental stone retaining walls with formal steps to an upper level laid to lawn with a decked terrace and entertaining area. The whole is enclosed on all sides by mature hedges and mature specimen trees.









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FLOOR PLANS ...

**Ground Floor**  
Approx. 1089.4 sq. feet



**First Floor**  
Approx. 912.0 sq. feet



Total area: approx. 2001.4 sq. feet

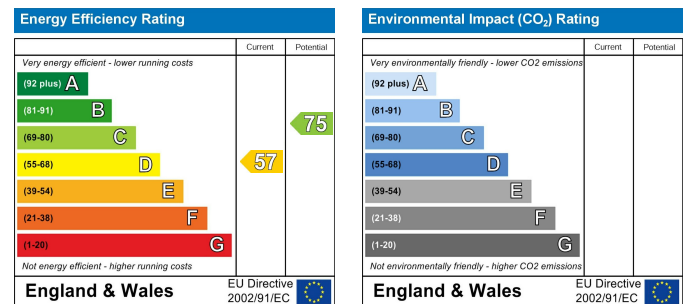
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the Column Island. Take the 3rd exit into Wenlock Road. Continue for some distance, turning right into Sutton Road. After a further distance, turn right into Laundry Lane and first right into The Redlands, 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

Council Tax Band: G

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:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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