



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

24 Porthill Gardens, Shrewsbury SY3 8SQ

£750,000 Region

To view this property please call us on **01743 236 800** Ref: T7419/SL/MU

A truly immaculate, sympathetically improved and extended, 4 bedroomed Edwardian residence, situated in one of Shrewsbury's premier residential localities.

The property has been greatly improved and sympathetically enhanced by the current owners, their exacting standard and attention to detail showcasing the property at its absolute best. There is an attractive and secluded garden, parking to the fore and to the rear a garage with additional parking space accessed from Woodfield Road.

Occupying a prime location in Porthill Gardens within walking distance of the nearby town centre with all its major shopping, transport and social facilities, Theatre Severn, Quarry Park and Dingle Gardens, whilst also being well placed for an excellent selection of schools.



INSIDE THE PROPERTY

PILLARED ENTRANCE PORCH

Panelled and part-glazed door to :

ENTRANCE HALL

Built-in understairs storage cupboard.

Decorative porthole window with stained glass leaded lights.

DRAWING ROOM

13'0" x 11'0" (3.96m x 3.35m)

A delightful room with open fireplace with raised marble hearth, marble slips, surround and mantel

Enriched walls and ceilings with decorative moulded reliefs

Bay window overlooking the front garden and formal reception area to the front.

DINING ROOM

15'0" x 11'0" (4.57m x 3.35m)

Fireplace with cast iron hob grate, decorative tiled slips, tiled hearth, surround and mantel.

Enriched ceiling with decorative moulded reliefs

Picture rail and window overlooking the rear garden.

FAMILY ROOM/SNUG

11'7" x 10'10" (3.54m x 3.31m)

Amtico floor with under floor heating

Built in storage cupboards

Side window

Panelled and part glazed door to :

SIDE LOBBY/RECEPTION PORCH

With panelled and part glazed door with decorative leaded lights

Further high level decorative leaded lights

Decorative tiled floor

Fitted coat hooks and built-in oak bench seating with storage for outdoor shoes etc underneath.

KITCHEN/BREAKFAST ROOM

13'9" x 11'0" (4.19m x 3.35m)

Amtico flooring

Attractive range of matching units incorporating storage cupboards and deep pan drawers, also incorporating integrated dishwasher, Corian working surfaced with inset twin bowl sink unit with Quooker tap providing hot/cold water and instant boiling water

Ranges of high-level matching wall cupboards

Two windows together with glazed doors opening onto and overlooking the rear garden.

From the kitchen :

UTILITY ROOM

5'3" x 7'0" (1.59m x 2.14m)

Matching base units with stainless steel single drainer sink unit

Space, recess and plumbing for washing machine

Window together with panelled and part-glazed door to the garden.

SHOWER ROOM

With large walk-in shower enclosure with overhead drench shower and hand-held shower

Dressing surface with inset hand basin with vanity cupboard

underneath

WC with concealed flush

Wall-mounted dressing mirror with integrated lighting

From the entrance hall an attractive original OAK STAIRCASE with newel posts and handrail rises to a FIRST FLOOR LANDING

BEDROOM 1

19'2" x 11'0" (5.83m x 3.35m)

Vanity unit including hand basin

3 windows overlooking the garden.

BEDROOM 2

15'0" x 11'0" (4.57m x 3.35m)

Decorative original cast iron fireplace, mantel and hob grate

Window overlooking the garden to the rear.

BEDROOM 3

13'0" x 11'0" (3.96m x 3.35m)

Vanity unit including hand basin

Original decorative fireplace with mantel and hob grate

Window overlooking the garden to the front.

BEDROOM 4/STUDY

11'7" x 7'9" (3.54m x 2.35m)

Window overlooking the garden to the front and further feature window with open outlooks to the rear.

BATHROOM

Neatly appointed with a modern white suite with a panelled bath, electric shower unit and shower screen

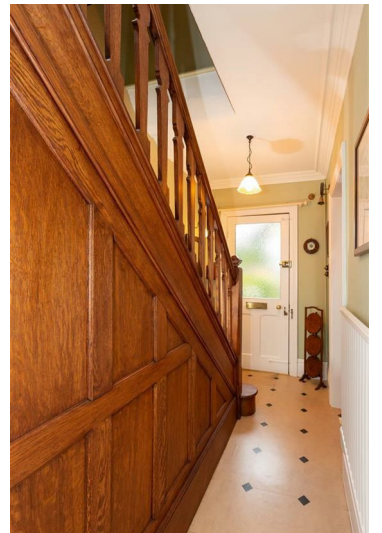
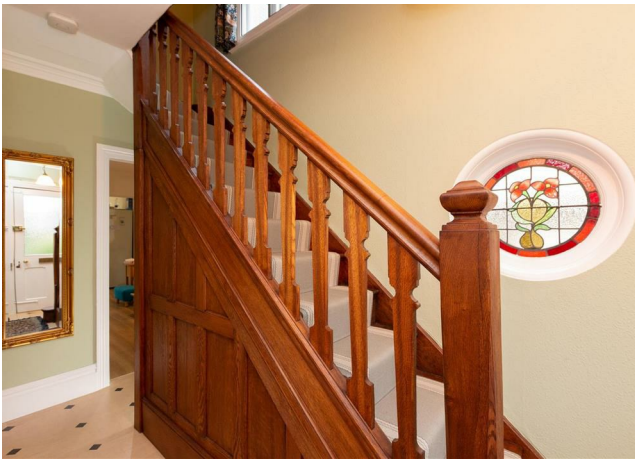
Dressing surface with inset hand basin with vanity cupboard under

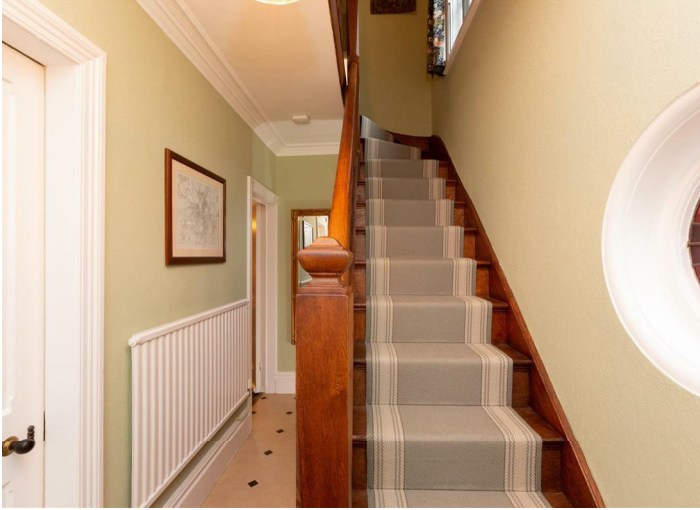
WC with concealed low type flush.

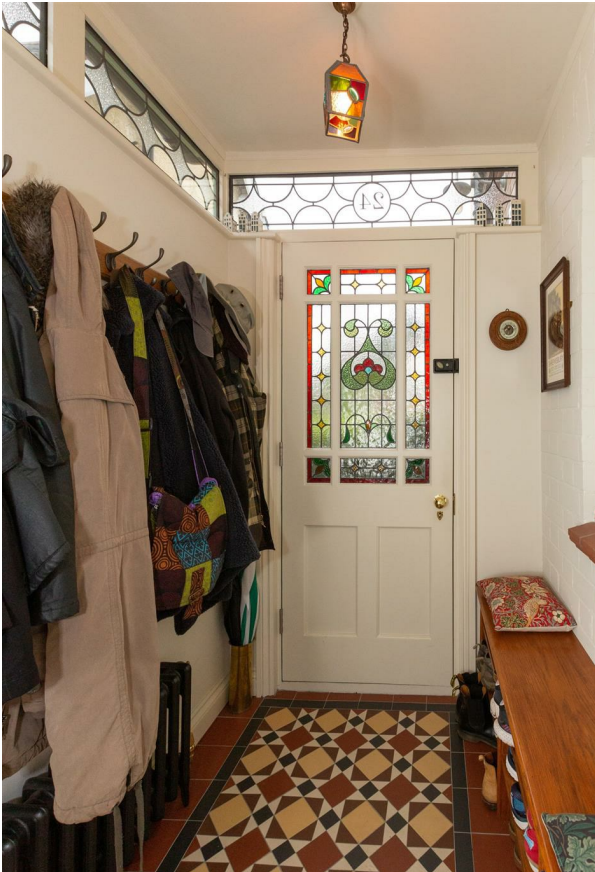
OUTSIDE THE PROPERTY

TO THE FRONT, the property is set back by an attractive landscaped forecourt with a gravelled hardstanding providing parking for two cars. A randomly paved pathway serves the formal reception area and is flanked by an attractive KNOT GARDEN with box heading and shrubbery and herbaceous border. The paved reception area serves the pillared entrance and also extends to the side of the property to the additional side reception area and also leads to the rear.

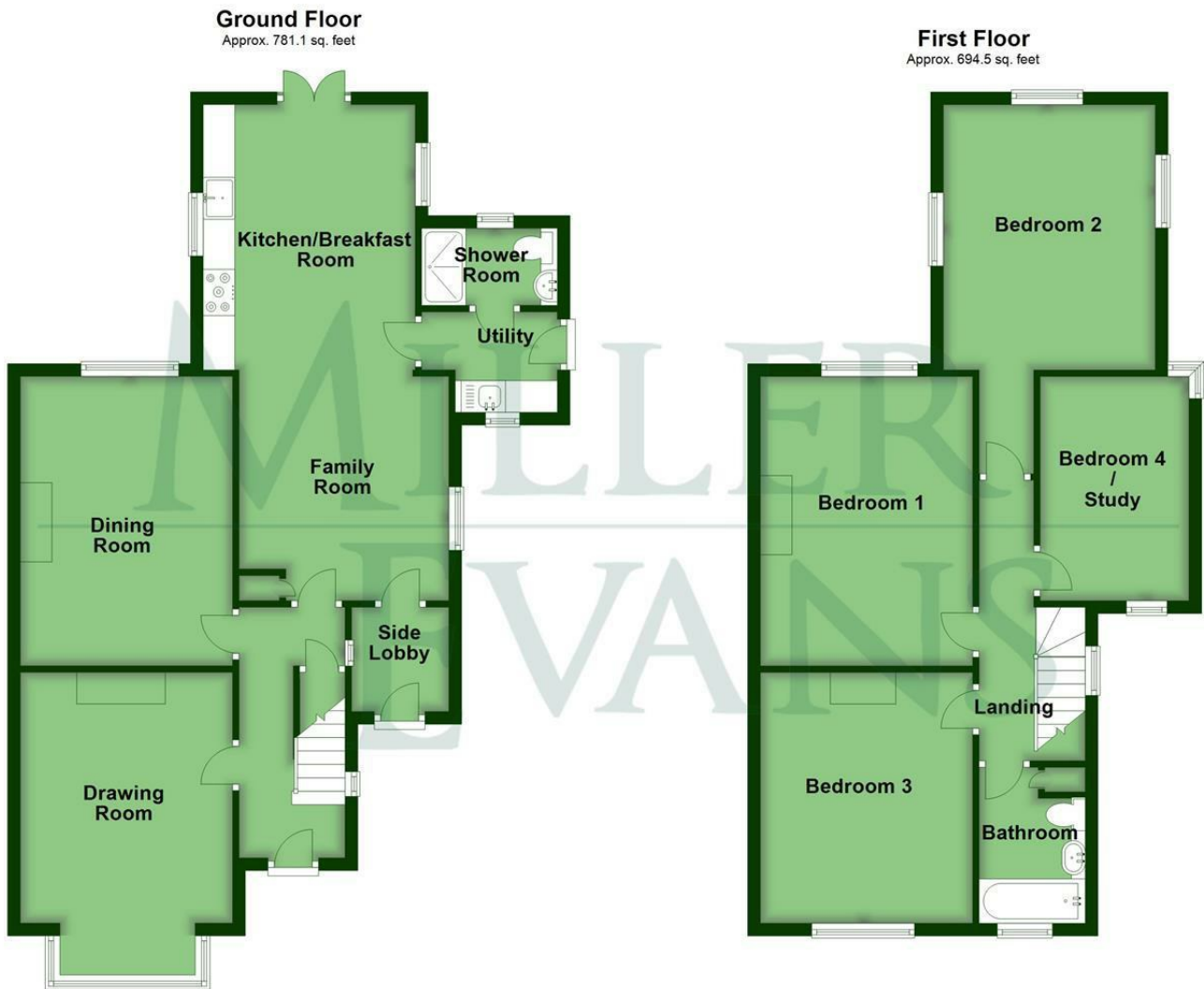
A good sized ENCLOSED REAR GARDEN with a raised decked terrace, laid predominantly to lawn and intersected by a variety of mature trees and fruit trees etc. An additional area of garden, served by paved pathway would provide an ideal kitchen/vegetable garden. The pathway extends to a GARAGE with a tarmac drive with access from Woodfield Road serving the garage and providing parking space for two cars.







FLOOR PLANS ...



Ground Floor
Approx. 781.1 sq. feet

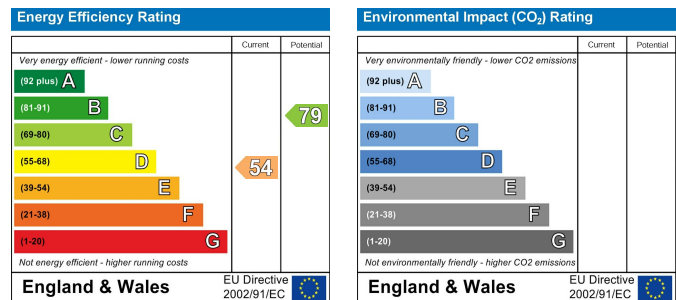
First Floor
Approx. 694.5 sq. feet

Total area: approx. 1475.6 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 Welsh Bridge to the Frankwell island and take the first exit onto Cophorne Road and continue for a further distance turning left into Pengwern Road. Continue to the bottom of Pengwern Road and turn right into Porthill Road, immediately right into Porthill Gardens and after a further distance 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

Council Tax Band F

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:



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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