



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**3 Minton Court, St Andrews Road, Radbrook,
Shrewsbury SY3 6DX**

£700,000 Region

To view this property please call us on **01743 236 800** Ref: T7432/SL/MU

A superior, spacious and luxuriously presented, 6 bedroomed family residence.

A superior, spacious and luxuriously presented family residence, lavishly appointed with high quality finish and extending to approx 2700 sq ft together with numerous features and refinements throughout.

Situated in this desirable residential development, well placed within reach of local amenities including shops, recreational facilities, popular schools, frequent bus service to the town centre and the Shrewsbury bypass with M54 link to the West Midlands



INSIDE THE PROPERTY

RECEPTION HALL

With understairs store.

STUDY

13'7" x 8'7" (4.14m x 2.62m)

With window to the front.

IMPRESSIVE DRAWING ROOM

13'8" x 20'9" (4.17m x 6.32m)

With feature electric fireplace

2 windows to the side and double patio doors leading to the gardens.

DINING ROOM

11'11" x 11'6" (3.63m x 3.51m)

With double patio doors leading to terrace, gardens and access to garage.

SPACIOUS MORNING ROOM

20'0" x 11'2" (6.10m x 3.40m)

With 2 windows to the front.

LUXURIOUSLY APPOINTED KITCHEN

13'8" x 20'9" (4.17m x 6.32m)

Fitted with a range of matching units with integrated appliances

Windows to front and rear together with door to terrace and gardens.

UTILITY AREA

From the reception hall a STAIRCASE to FIRST FLOOR LANDING with airing cupboard.

MASTER BEDROOM

13'9" x 14'3" (4.19m x 4.34m)

With window to rear.

EN SUITE SHOWER ROOM

8'5" x 5'3" (2.57m x 1.60m)

BEDROOM 2

13'9" x 12'10" (4.19m x 3.91m)

With window to rear.

BEDROOM 3

11'11" x 14'8" (3.63m x 4.47m)

With window to the front.

BEDROOM 4

11'2" x 14'9" (3.40m x 4.50m)

With window to the front.

LUXURY FITTED BATHROOM

From the LANDING a further STAIRCASE rises to :

STUDIO/GUEST BEDROOM ACCOMMODATION

BEDROOM 5

18'3" x 15'11" (5.56m x 4.85m)

BEDROOM 6

11'3" x 7'3" (3.43m x 2.21m)

LUXURY FITTED SHOWER ROOM

8'3" x 7'4" (2.51m x 2.24m)

AGENTS NOTE :

Prospective purchasers are advised the following features and refinements are incorporated within the property specification.

UV protected North American Cedar Cladding

Aluminium clad windows with 34mm double glazing (no maintenance)

Aluminium guttering and downpipes

Aluminium fascias and bargeboards

Kitchen and bathroom furniture by Ellis Furniture

Quart worktops

Siemens integrated appliances

Solid oak internal doors

15 room houses

CCTV and Alarm System

BT and Sky+ pre-wired

5000 litre rainwater harvesting system for toilets, washing machine and garden tap.

Automatic garage doors.

Ref: 6104 last amended 01/08/2016

OUTSIDE THE PROPERTY

DOUBLE GARAGE

With electrically operated up and over doors.

LANDSCAPED GARDENS

REAR GARDEN mainly laid to lawn with patio and enclosed by closely boarded wooden fencing.

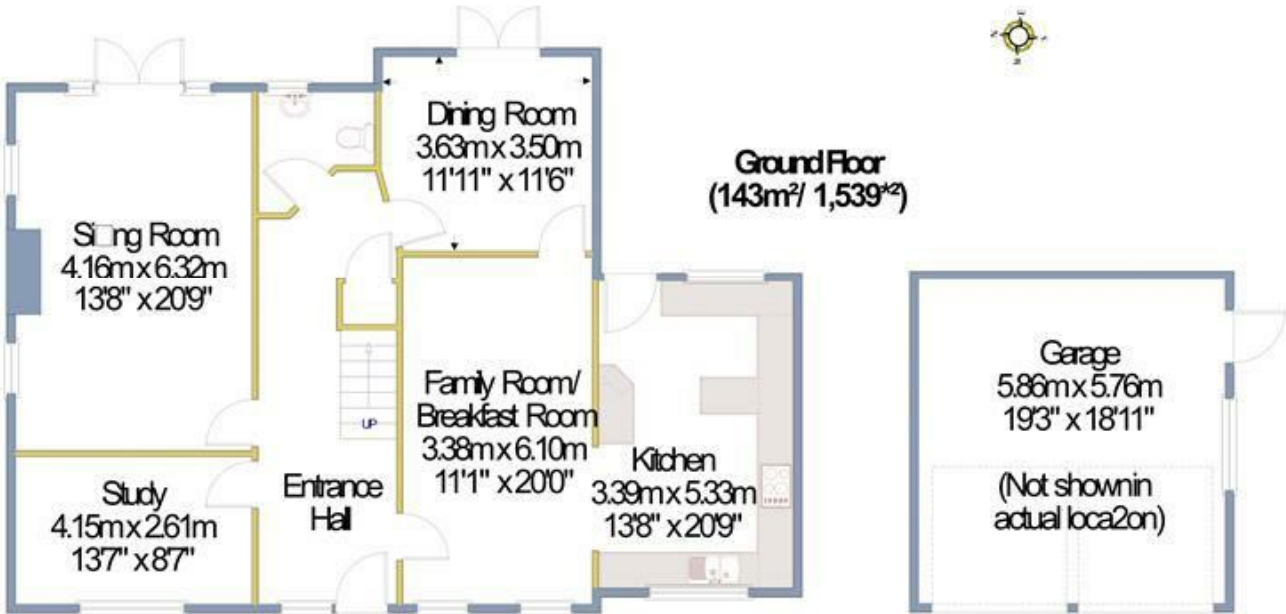






FLOOR PLANS ...

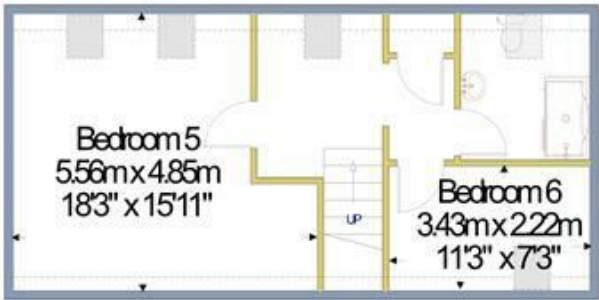
Plot 3 Minton Court, St Andrews Road, Shrewsbury,
SY3 6DX
(Approx. Gross Internal Area 294m²/ 3,163^{sq}ft)



1st Floor
(103m²/ 1,108^{sq}ft)



2nd Floor
(48m²/ 516^{sq}ft)

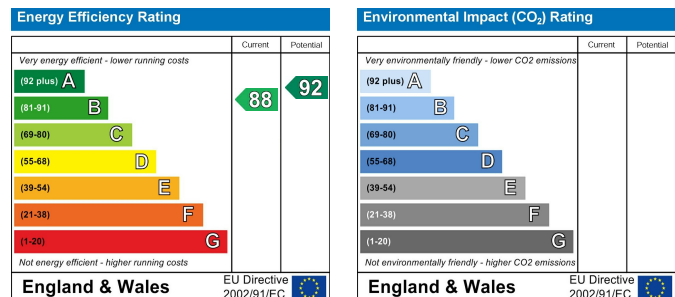


Denotes restricted headheight

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the Radbrook Road and at the mini-island turn left into Bank Farm Road. Continue for some distance, eventually turning left into St Andrews Road and left into Minton Court where the property will be found. what3words app location of ///options.dots.pads

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.

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