



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**33 Porthill Gardens, Shrewsbury, SY3 8SB**

**£850,000 Region**

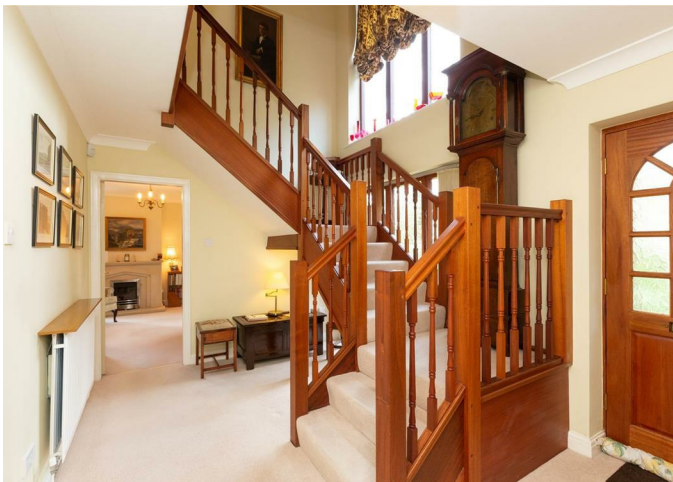
To view this property please call us on **01743 236 800** Ref: T7426/GM/KQ

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# An immaculate and extremely well appointed, four bedroom detached house, occupying a prime location.

A well appointed and neatly kept, four bedroom detached house, offering flexible accommodation briefly comprising; entrance hall, cloakroom, study, lounge, dining room, kitchen/breakfast room, conservatory, utility room, master bedroom with en suite bathroom, three further double bedrooms and bathroom. Attached garage, side passageway and ample parking. Attractive and secluded good sized garden. The property benefits from gas fired central heating and double glazing. No upward chain.

This property occupies 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.



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## INSIDE THE PROPERTY

### SPACIOUS ENTRANCE HALL

#### CLOAKROOM

Wash hand basin, wc

#### STUDY

9'3" x 7'4" (2.81m x 2.23m)

Window to front.

#### LOUNGE

23'7" x 13'7" (7.18m x 4.14m)

A beautiful room with French doors leading to rear garden

Attractive fireplace with coal flame effect fire

Window to the front and side garden.

#### DINING ROOM

17'10" x 13'0" (5.43m x 3.95m)

Two windows overlooking the garden

#### KITCHEN / BREAKFAST ROOM

17'10" x 12'9" (5.43m x 3.89m)

Fitted with a range of matching wall and base units with cupboards and drawers with worktops over and tiled splash

Window overlooking the garden

French doors to:

#### CONSERVATORY

French doors to rear garden

#### UTILITY

12'10" x 7'7" (3.90m x 2.31m)

Range of matching units with worktops over and tiled splash

Space and plumbing for white goods

Wall mounted gas fired central heating boiler

Door to side.

Double-turn STAIRCASE rises from the entrance hall to FIRST FLOOR GALLERIED LANDING with built in airing cupboard with shelving.

#### MASTER BEDROOM

13'0" x 26'0" (3.95m x 7.93m)

A beautiful and spacious room including a dressing area fitted with a range of wardrobes and bedroom furniture and leading to the en suite.

Large window overlooking the rear garden

#### EN SUITE BATHROOM

Panelled bath with shower screen and shower unit over

Wash hand basin, wc

Tiled walls

Wall mounted heated towel rail

Ceiling spotlights

#### BEDROOM 2

16'2" x 13'7" (4.94m x 4.14m)

Windows to the side and rear overlooking the garden

#### BEDROOM 3

12'2" x 13'7" (3.70m x 4.14m)

Windows to the front and side

#### BEDROOM 4

9'0" x 16'8" (2.74m x 5.08m)

Window to the front

#### BATHROOM

Panelled bath

Shower cubicle

Pedestal wash hand basin, wc

Tiled walls

## OUTSIDE THE PROPERTY

### ATTACHED DOUBLE GARAGE

Up and over electric door

Concrete floor

Power and lighting

Side pedestrian access door.

The property is approached over a spacious tarmac driveway providing ample parking and vehicular access to the garage. The formal reception area is approached over a brick paved pathway, which is accessed directly off Porthill Gardens and can also be approached through the side passageway, which leads off the private driveway.

The gardens are an attractive feature of this property and surround the property on three sides and comprise of neatly kept lawn areas, paved pathways, patio seating areas, herbaceous and well stocked floral and shrub borders, ornamental trees and mature hedging and are fully enclosed by fencing, feature brick walling and hedging.

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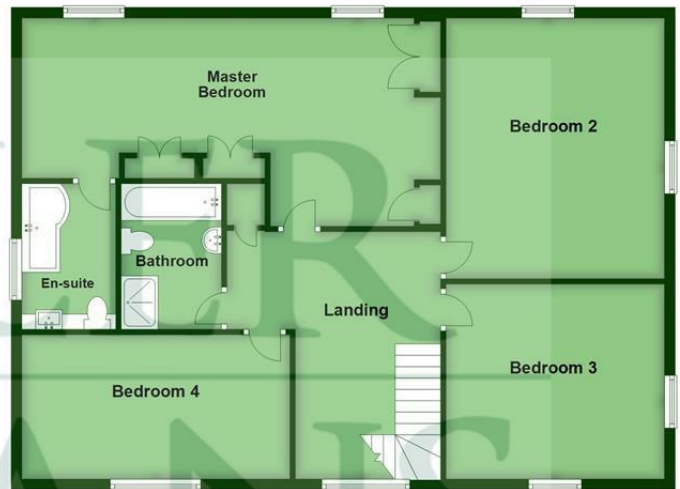


FLOOR PLANS ...

**Ground Floor**  
Approx. 1629.4 sq. feet



**First Floor**  
Approx. 1145.2 sq. feet

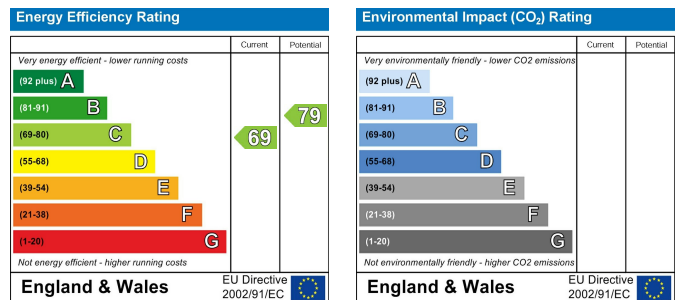


Total area: approx. 2774.6 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## 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, follow the road around and the property will be found on the left 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?

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