



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

11 Spruce Drive, Shrewsbury, SY1 2UX

£375,000 Region

To view this property please call us on **01743 236 800** Ref: T7139/SL/AT

An exceptionally well appointed, improved and attractively presented, modern detached 4 bedroom family house.

The property provides well planned and well proportioned accommodation throughout, with rooms of pleasing dimensions, and benefits from gas fired central heating and double glazing.

The property is situated in a pleasant and quiet cul-de-sac on this popular and established residential development. It is well placed within reach of schools, local shops, the town centre and within easy reach of the Shrewsbury bypass with M54 motorway link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

8'4" x 6'9" (2.54m x 2.06m)

CLOAKROOM/WC

Fitted with hand basin (hot and cold)

Built in cloaks cupboard.

KITCHEN/DINING ROOM

14'11" x 16'5" (4.55m x 5.00m)

Neatly appointed and fitted with a range of matching modern units, with integrated appliances.

UTILITY

5'1" x 9'4" (1.55m x 2.84m)

LOUNGE

19'9" x 11'6" (6.02m x 3.50m)

A pleasant through room.

STAIRCASE from the ENTRANCE HALL rising to the FIRST FLOOR landing.

MASTER BEDROOM

12'11" x 9'4" (3.94m x 2.84m)

EN-SUITE

With shower cubicle, hand basin and WC.

BEDROOM 2

11'5" x 11'3" (3.48m x 3.43m)

BEDROOM 3

3'6" x 8'6" (1.07m x 2.59m)

BEDROOM 4

7'1" x 9'9" (2.16m x 2.97m)

FAMILY BATHROOM

6'2" x 6'7" (1.88m x 2.01m)

with panelled bath, hand basin and WC

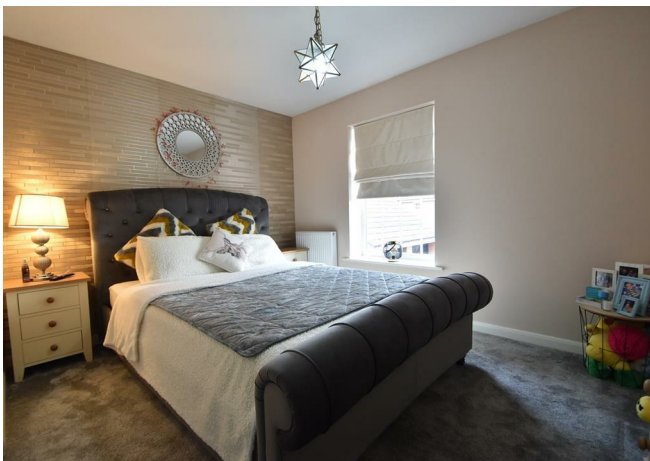
GARAGE

8" x 16" (2.44m x 4.88m)

OUTSIDE THE PROPERTY

To the front of the property, there is a neatly kept forecourt with a pathway serving the formal reception area, and a drive to the side, providing ample parking and serving the garage.

To the rear there is a good sized garden with patio area, lawn and raised decked terrace with pergola. The whole enclosed on all sides by closely boarded wooden fencing.

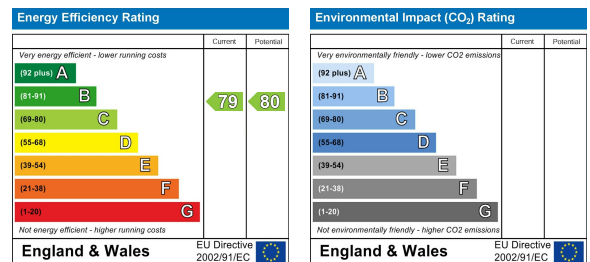


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, along Castle Foregate and St Michaels Street, continue for some distance to the first mini island and turn right into Yew Tree Close, continue for some distance eventually turning left into Spruce Drive.



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:



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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