



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**7 Wellmeadow Road, Shrewsbury, SY3 8UL**

**£625,000 Region**

To view this property please call us on **01743 236 800** Ref: T7508/SL/KQ

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# A truly immaculate, well appointed and much loved, superior, detached four bedroom family residence.

This superior, four bedroom detached property is presented throughout to an exacting standard and provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. On the ground floor, there are three generous reception rooms, together with a well appointed kitchen and on the first floor, a master bedroom with en suite dressing room and en suite shower, three further bedrooms and a family bathroom. The property benefits from gas fired central heating and double glazing.

The property occupies an enviable corner plot in this highly desirable and sought after residential area, on the western fringe of Shrewsbury, close to excellent amenities including; local shops, the Royal Shrewsbury Hospital, frequent bus service to the town centre, popular schools and within easy reach of the Shrewsbury by-pass with M54 motorway link.





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## INSIDE THE PROPERTY

### GLAZED ENTRANCE PORCH

### SPACIOUS ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc with concealed flush

### SITTING ROOM

18'4" x 16'0" (5.6m x 4.88m)

A pleasant room with fireplace feature

Bow window overlooking the front

Recess with two feature windows flanked by book/display shelving

### STUDY / GARDEN ROOM

8'6" x 18'4" (2.59m x 5.59m)

Glazed doors opening onto the rear garden

### DINING ROOM

11'11" x 12'0" (3.63m x 3.66m)

Bow window to the fore

Opening to:

### KITCHEN

10'0" x 12'0" (3.05m x 3.66m)

Well appointed and fitted with a range of matching modern units with integrated appliances

Window overlooking the rear garden

### UTILITY ROOM

19'4" x 5'0" (5.89m x 1.52m)

Large storage cupboard

Door to side

STAIRCASE with hand rail and balustrade rising from entrance hall to FIRST FLOOR LANDING with built in linen cupboard.

### MASTER BEDROOM

12'10" x 12'2" (3.90m x 3.70m)

Range of built in wardrobes

Bow window to the fore

### DRESSING ROOM

6'7" x 12'1" (2.00m x 3.68m)

### EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

### BEDROOM 2

12'0" x 11'11" (3.66m x 3.62m)

Window to the fore

Vanity unit

### BEDROOM 3

10'0" x 9'11" (3.05m x 3.03m)

Window overlooking the rear garden

### BEDROOM 4

8'6" x 11'5" (2.59m x 3.48m)

Vanity unit

Window overlooking the rear garden

### FAMILY BATHROOM

Panelled bath

Dressing surface with inset hand basin, wc

## OUTSIDE THE PROPERTY

### TANDEM LENGTH GARAGE

Double doors

### ADJOINING GARDEN STORE

The property is divided from the road by a neatly kept and established hedge and approached through a pillared entrance with ornamental wrought iron double gates over a decorative pressed patterned concrete drive, which extends to the side of the property providing ample parking and serving the garage with a pathway extending to the front, serving the formal reception area with a neatly kept forecourt laid to lawn with shrubbery displays.

There is a particularly good sized and attractively landscaped REAR GARDEN with an extensive patio and terrace, ornamental water garden, neatly kept lawn and a variety of established shrubs and trees. The whole enjoying a pleasant and sunny south westerly aspect to the rear.











FLOOR PLANS ...

**Ground Floor**  
Approx. 1333.6 sq. feet



**First Floor**  
Approx. 887.6 sq. feet



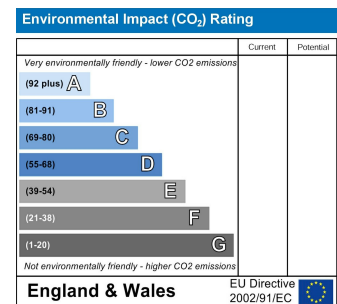
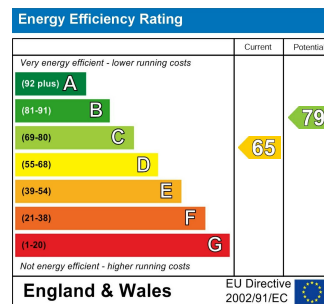
Total area: approx. 2221.2 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit into Cophorne Road and continue to the Mytton Oak Island. Take the second exit into Mytton Oak Road. Continue for a further distance, eventually turning right into Wellmeadow Road 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: E

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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