



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**15 Ryelands, Shrewsbury SY3 9BZ**

**£475,000 Region**

To view this property please call us on **01743 236 800** Ref: T7542/SL/MU

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# A well kept, modern, detached 4 bedroomed family house.

This well kept 4 bedroomed family house has well proportioned rooms and briefly comprises : entrance hall, cloakroom, living room, dining room, kitchen/breakfast room, utility, master bedroom with en suite, 3 further bedrooms and principal bathroom. Large tandem garage, parking and private rear gardens. The property also benefits from gas-fired central heating and double glazing.

The property is situated in this sought after residential cul-de-sac, on the western fringe of Shrewsbury, within easy reach of excellent schools, the nearby town centre, local shops, Royal Shrewsbury Hospital and the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Built in storage cupboard.

### CLOAKROOM/WC

Wash hand basin  
Low flush wc.

### LIVING ROOM

16'1" x 15'5" (4.90m x 4.70m)

Bay window to the front  
Feature fireplace with marble fire surround and coal effect living flame gas fire.

### DINING ROOM

10'10" x 10'2" (3.30m x 3.10m)

Double glazed patio doors leading to the rear sun terrace and garden  
Door leading to :

### KITCHEN/BREAKFAST ROOM

14'1" x 9'10" (4.29m x 3.00m)

Fitted with a range of matching units with ceramic hob with cooker hood over, built in double oven  
Door to rear garden.

### UTILITY ROOM

14'1" x 9'10" (4.29m x 3.00m)

Fitted cupboards with working surface over with plumbing connections for washing machine  
Space for fridge/freezer and walk in pantry/store.

From the entrance hall a STAIRCASE rises to the FIRST FLOOR LANDING with access to loft. Built in double door airing cupboard.

### BEDROOM 1

14'1" x 9'10" (4.29m x 3.00m)

Built in double door wardrobes  
Window to the front.

## EN SUITE

9'2" x 5'11" (2.79m x 1.80m)

Glazed tiled shower cubicle  
Wash hand basin with dressing surface and tiled surround  
Low flush wc  
Window to front.

### BEDROOM 2

11'6" x 8'10" (3.51m x 2.69m)

Built in double door wardrobe  
Window overlooking the rear garden.

### BEDROOM 3

8'2" x 8'2" (2.49m x 2.49m)

Window overlooking the rear garden.

### BEDROOM 4

7'7" x 7'10" (2.31m x 2.39m)

Window with similar views to bedrooms 2 and 3.

## BATHROOM

9'2" x 5'11" (2.79m x 1.80m)

Comprising panelled bath  
Wash hand basin  
Low flush wc  
Window to the side.

## OUTSIDE THE PROPERTY

### TANDEM GARAGE

36'1" x 11'10" (11.00m x 3.61m)

Electric up and over door, further internal up and over door providing access to secondary area of parking/workshop. Covered rear access with part glazed door to the kitchen.

TO THE FRONT of the property there is a private drive which provides parking and access to the garage. Adjoining pathway with lawned garden bordered by flowers, shrubs, and hedging.

Access to the side of the property to a lovely private REAR GARDEN laid to lawn with large paved sun terrace, mature trees, hedging and shrubs









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## FLOOR PLANS ...

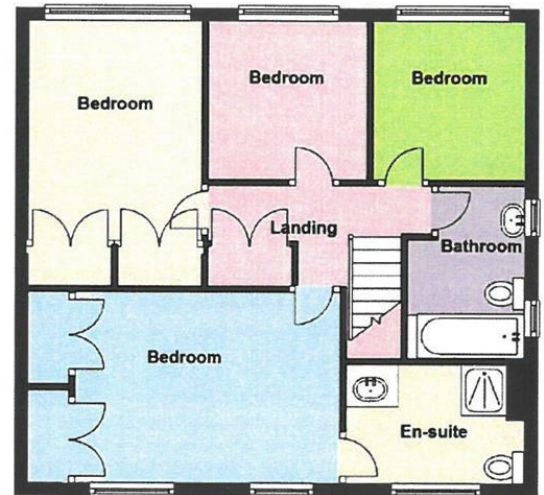
### Ground Floor

Approx. 100.4 sq. metres (1080.6 sq. feet)



### First Floor

Approx. 56.4 sq. metres (607.3 sq. feet)



Total area: approx. 156.8 sq. metres (1687.9 sq. feet)

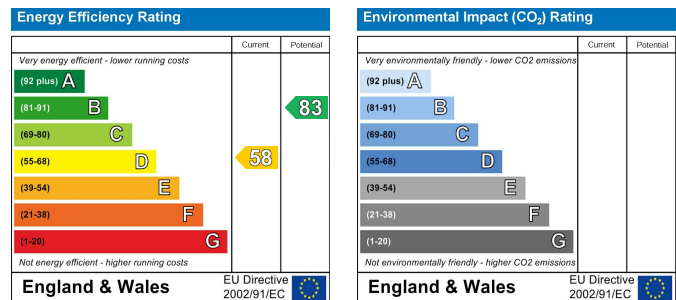
We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Radbrook Road. Continue for some distance, eventually turning right into Crowmeole Lane and right into Ryelands, where 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:



The UK's number one property website

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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