



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**22 Westlands Road, Shrewsbury SY3 8UR**

**£365,000 Region**

To view this property please call us on **01743 236 800** Ref: T7576/SL/MU

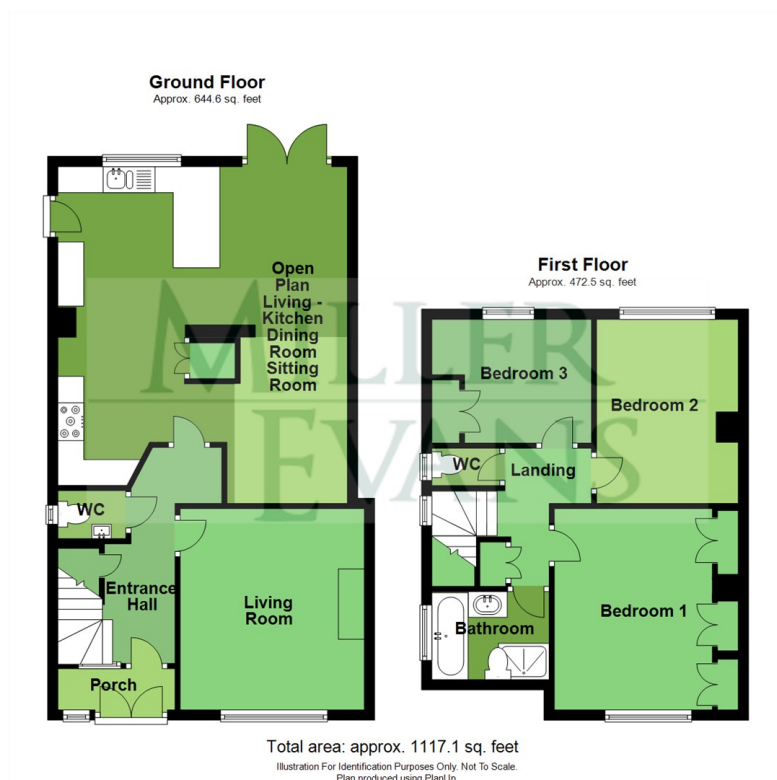
A particularly well appointed, much improved and extended, 3 bedroomed, semi-detached family house.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is presented by the current owner to an exacting standard and benefits from gas-fired central heating and double glazing.

Situated in this popular and convenient residential area well placed within reach of excellent amenities including local shops, schools, a bus service to the town centre and the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



## FLOOR PLANS



## INSIDE THE PROPERTY

Formal steps with handrail and balustrade to :

### ENTRANCE PORCH

With glazed double doors and matching side screen.  
Panelled entrance door with decorative leaded light to :

### ENTRANCE HALL

With understairs storage cupboard.

### CLOAKROOM/WC

WC low type flush  
Dressing surface with inset hand basin.

### LIVING ROOM

12'9" x 11'8" (3.89m x 3.56m)  
A pleasant room with window to the fore  
Attractive natural brick fireplace with mantel, raised tiled hearth and inset log burning stove.

### OPEN PLAN KITCHEN/DINING AND SITTING ROOM

20'3" x 18'4" (6.16m x 5.59m)  
KITCHEN - neatly appointed and fitted with a range of matching modern units, central storage cupboard with double doors  
Window overlooking the garden and part glazed door allowing access to the garden.  
Glazed French doors opening to the patio and overlooking the rear garden.

From the entrance hall a STAIRCASE rises to a FIRST FLOOR LANDING with access to loft space. Built in linen cupboard which also houses the gas-fired boiler providing the heating and hot water.

### BEDROOM 1

13'0" x 11'8" (3.96m x 3.55m)  
Excellent range of built in wardrobes  
Window to the fore.



### BEDROOM 2

12'0" x 9'0" (3.66m x 2.74m)  
Window overlooking the rear garden.

### BEDROOM 3

7'10" x 10'1" (2.39m x 3.08m)  
Window with similar outlooks to bedroom 2.

### BATHROOM

Luxuriously appointed with a large walk in shower with direct mixer shower  
Panelled bath with shower attachment  
WC low type flush  
Dressing surface with inset hand basin and cupboard under.

### SEPARAGE WC

Low type flush.

## OUTSIDE THE PROPERTY

TO THE FRONT the property is set back and divided from the road by an ornamental brick wall and approached through a pillared entrance with a pressed patterned drive providing ample parking with a further gravelled hardstanding providing additional parking space with a raised shrubbery border with ornamental shrubs, specimen trees etc, ornamental dwarf stone walling with formal steps with handrail and balustrade serving the formal reception area.

To the side a wooden security gate allows access to the side of the property with an extensive randomly paved patio and terrace with shrubbery and herbaceous border. This leads to the REAR GARDEN with a further randomly paved patio, terrace and seating area, ornamental wall with neatly kept box hedging and formal steps to an upper level laid to lawn with further shrubbery displays. Additional decked entertaining space and to the rear a particularly useful WORKSHOP/STUDIO with additional dry stores. The whole neatly kept, well stocked and enclosed on all sides by well maintaining closely boarded wooden fencing. Outside lighting points and cold water supply tap.

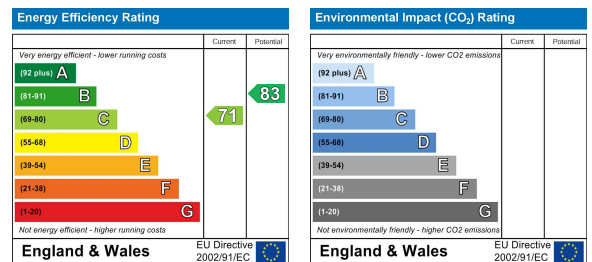


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island and take the first exit into Cophorne Road. Continue the full length of Cophorne Road to the Mytton Oak island and take the second exit into Mytton Oak Road. Continue along Mytton Oak Road, eventually turning right into Wellmeadow Road and left into Westlands Road where the property will be found after a further distance on the right 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: C

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:

rightmove.co.uk  
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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