



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

9 Oakley Street, Shrewsbury, SY3 7JU

£499,950 Region

To view this property please call us on **01743 236 800** Ref: T7597/SL/KQ

A particularly well appointed, much improved and extended, four bedroom semi-detached family house situated in this highly desirable and much sought after residential area.

This four bedroom semi-detached property is presented throughout to an exacting standard and has been much improved by the current owners to provide well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The accommodation benefits from gas fired central heating and double glazing.

The property is situated in this highly desirable and much sought after residential area, well placed within reach of excellent amenities including; local shops in Longden Coleham, popular schools, close proximity to the nearby town centre with its many fashionable bars, restaurants, Theatre Severn and the revered Quarry Park and Dingle Gardens. The property is also well placed within easy reach of the Shrewsbury by-pass with M54 motorway link.



INSIDE THE PROPERTY

RECEPTION HALL

Built in understairs cloaks cupboard

LIVING ROOM / DINING ROOM

25'1" x 11'0" (7.65m x 3.35m)

A pleasant through room with window to the fore
Glazed French doors opening onto and overlooking the rear garden

Fireplace with inset log burning stove

KITCHEN / BREAKFAST ROOM

12'6" x 17'8" (3.81m x 5.38m)

Superbly appointed and fitted with a range of matching modern units with an extensive range of Integrated appliances and incorporating a central island unit

LAUNDRY ROOM

Space and plumbing for washing machine and tumble dryer

Door to garden

CLOAKROOM

Wash hand basin, wc

STAIRCASE from entrance hall rising to FIRST FLOOR LANDING.

MASTER BEDROOM

12'6" x 14'4" (3.81m x 4.37m)

EN SUITE WC

Wash hand basin, wc

BEDROOM 2

12'4" x 11'0" (3.76m x 3.35m)

Excellent range of built in wardrobes

BEDROOM 3

12'7" x 11'0" (3.84m x 3.35m)

Extensive range of built in wardrobes

BEDROOM 4

7'5" x 7'5" (2.27m x 2.26m)

BATHROOM

Luxuriously appointed with a modern panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is divided from the road by a recently constructed substantial and ornamental brick wall with pillared features and approached over a tegula paved driveway and forecourt providing ample parking, with well stocked floral and shrubby displays. The drive extends to the front serving the reception area.

There is a private and enclosed REAR GARDEN which has been attractively randomly paved for ease of maintenance and provides an ideal seating and secluded entertaining space.







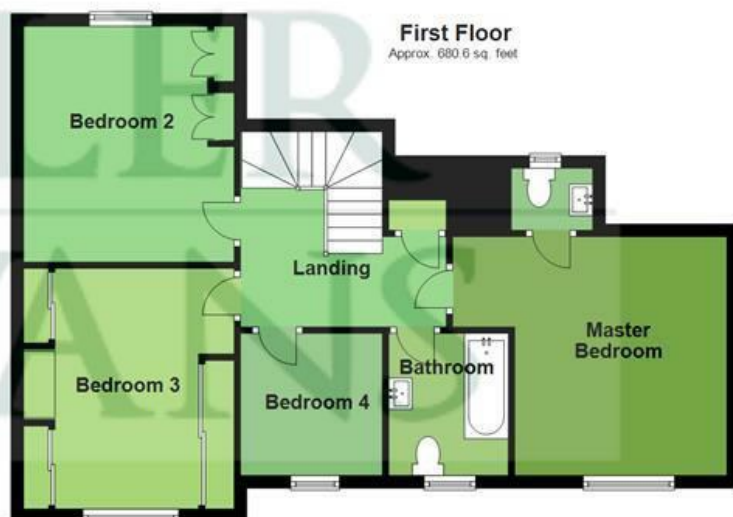


FLOOR PLANS ...

Ground Floor
Approx. 723.3 sq. feet



First Floor
Approx. 680.6 sq. feet



Total area: approx. 1404.0 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 English Bridge around the gyratory system into Coleham Head. After a short distance, turn right into Longden Coleham. Continue for some distance, eventually turning left into South Hermitage and first right into Oakley Street, where the property will be found.



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

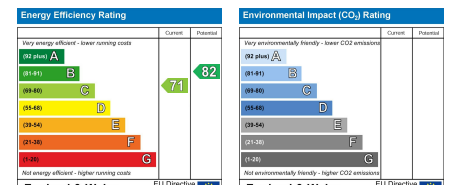
Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

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:



Head Office:

Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
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4 The Square, Church Stretton SY6 6DA
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