



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

22 Lady Herbert Way, Shrewsbury, SY3 9DY

£575,000 Region

To view this property please call us on **01743 236 800** Ref: T7583/GM/lrd

A particularly attractive, modern four bedroomed town house, providing well planned and well designed family accommodation.

This attractive and particularly impressive four bedroomed modern town house, provides well planned and well designed accommodation, set over three floors. To the ground floor, is an entrance hall and cloakroom/WC, modern kitchen opening to a dining room and lounge with bi folding doors, utility room and access to the garage. To the first floor is a guest bedroom with en-suite shower room, two further bedrooms and the principal bathroom and to the second floor, is a fantastic master bedroom with fitted wardrobes, en-suite shower room and large sun terrace. Outside the property, is a good sized rear garden and private parking. The accommodation also benefits from gas fired central heating and double glazing.

This property is pleasantly situated in this exclusive residential development on the western side of Shrewsbury and is well placed within reach of excellent amenities including good schools, the Royal Shrewsbury Hospital, a frequent bus service to the town centre, and is also within easy reach of the Shrewsbury bypass and motorway links to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

Composite entrance door with side screen
Tiled floor
Large walk in under-stairs store cupboard

CLOAKROOM/WC

Modern white suite comprising low flush WC and wash hand basin
Tiled floor

KITCHEN

9'7" x 9'0" (2.91m x 2.74m)
Modern kitchen with a range of matching wall and base units, comprising both cupboards and drawers with work tops over and tiled splash
Range of incorporated appliances
Ceiling spotlights
Window to the front opening to the:

DINING ROOM

13'8" x 15'10" (4.17m x 4.83m)
Tiled floor
Ceiling spotlights
Opening to the:

LOUNGE

15'10" x 15'10" (4.83m x 4.83m)
Bi-folding doors leading out to the rear garden
Two Velux windows with electric blinds
Ceiling spotlights
Tiled floor
Built in media unit with shelving and store cupboards

UTILITY

11'5" x 6'2" (3.49m x 1.88m)
Fitted with a range of matching base units with work tops over
Space and plumbing for white goods
Tiled floor
Wall mounted gas fired central heating boiler

From the ENTRANCE HALL, STAIRCASE rises to the: FIRST FLOOR LANDING with built in airing cupboard housing hot water cylinder.

BEDROOM 2

10'3" x 13'5" (3.12m x 4.08m)
Window to the rear overlooking the garden

EN-SUITE

Modern white suite comprising tiled shower cubicle, low flush WC and wash hand basin
Tiled floor and walls

BEDROOM 3

10'2" x 8'11" (3.09m x 2.72m)
Built in double wardrobe
Window to the front

BEDROOM 4

8'5" x 8'11" (2.56m x 2.72m)
Built in double wardrobe
Window to the rear

BATHROOM

Modern white suite comprising panelled bath with shower screen and shower unit over
Wash hand basin with cupboards beneath, WC
Tiled floor and walls
Ceiling spotlights
Wall mounted heated towel rail

From the first floor landing, a further STAIRCASE rises to the SECOND FLOOR LANDING with window to the rear and door to spacious Balcony.

BALCONY

14'10" x 12'11" (4.51m x 3.93m)

MASTER BEDROOM

23'7" x 9'8" (7.18m x 2.95m)
Windows to both the fore and rear
Range of built in wardrobes

EN-SUITE

Modern white suite comprising:
Tiled shower cubicle,
Wash hand basin with cupboards beneath, WC
Ceiling spotlights
Wall mounted towel rail
Tiled floor and walls

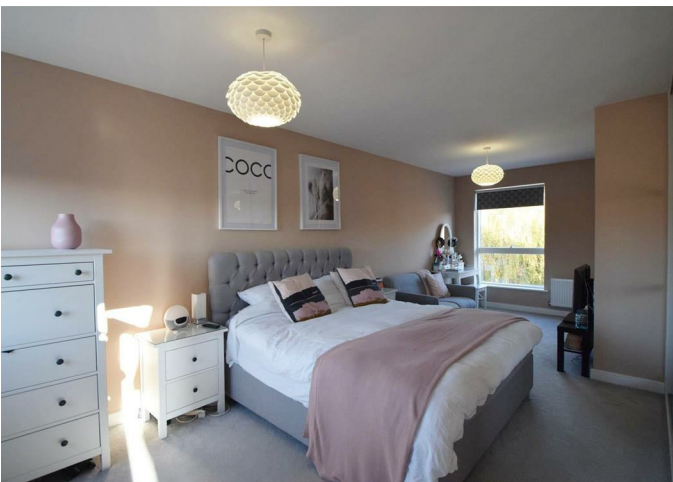
OUTSIDE THE PROPERTY

GARAGE

Integral GARAGE with fore and rear electric doors, concrete floor, power and lighting
Pedestrian service door leads into the utility room.

To the front, the property is approached over a brick paved driveway, providing parking and pedestrian access to the reception.

To the rear of the property, is a good sized GARDEN with a neatly kept lawn area, paved patio seating area and further brick paved seating area. The whole is enclosed on all sides by closely boarded wooden fencing .

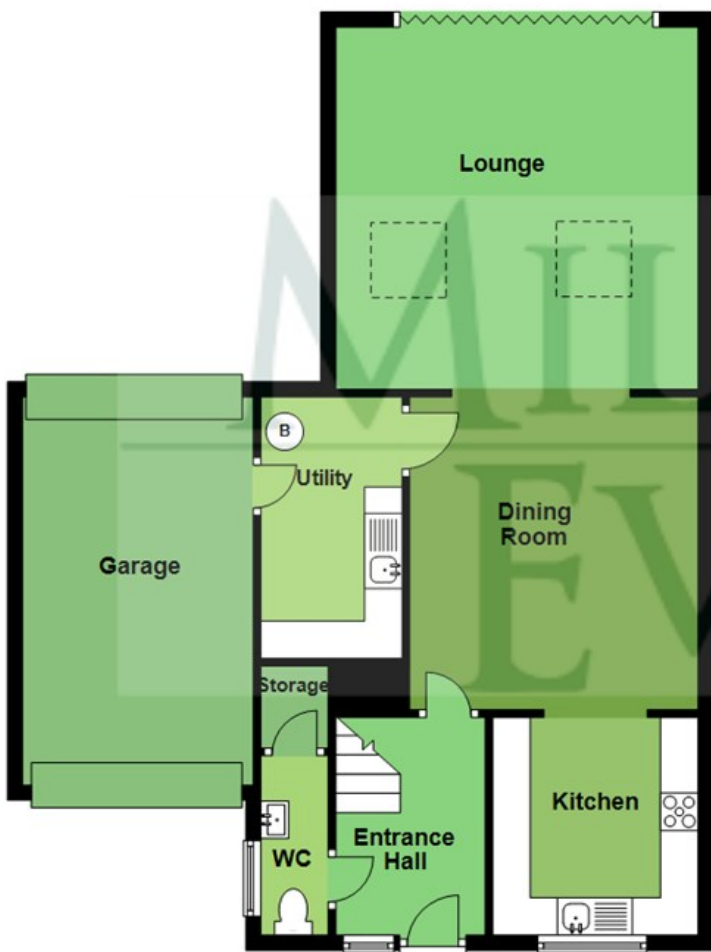




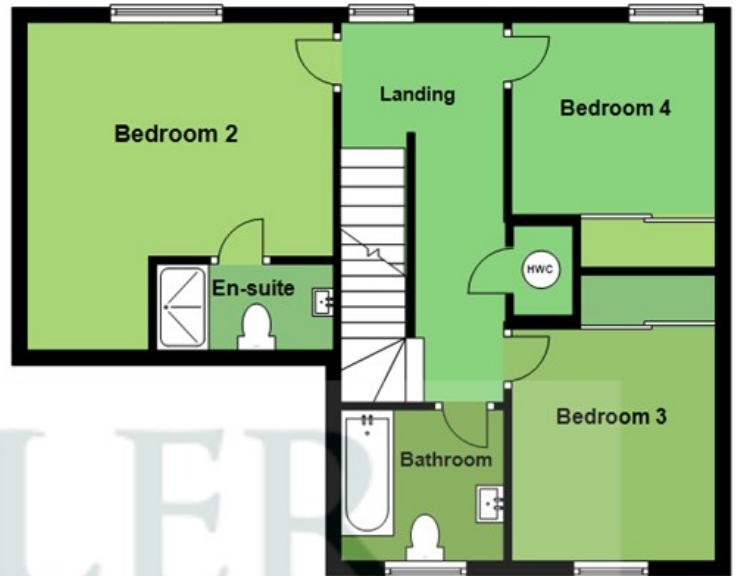


FLOOR PLANS ...

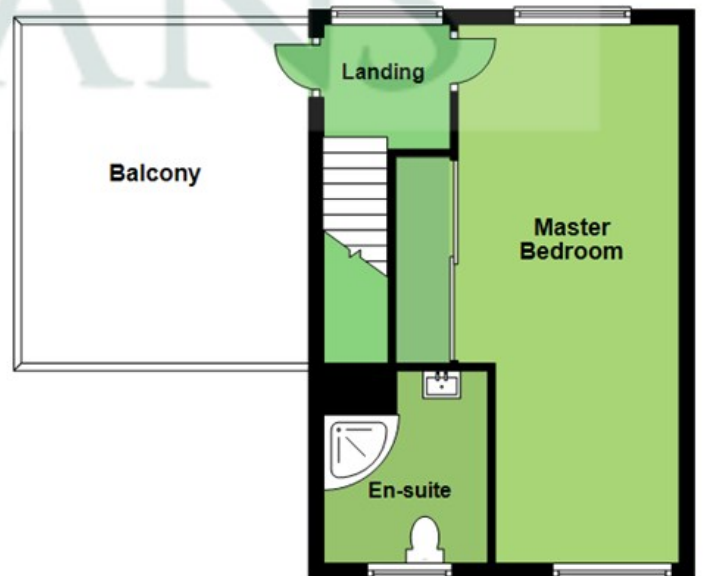
Ground Floor
Approx. 883.2 sq. feet



First Floor
Approx. 582.4 sq. feet



Second Floor
Approx. 366.0 sq. feet



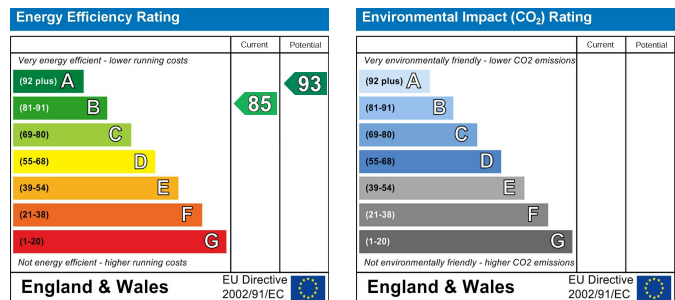
Total area: approx. 1831.5 sq. feet

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 along Radbrook Road. At the island, turn left onto Lady Herbert Way, follow the road for a short distance where the property is to be found 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: F

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:



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Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

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