



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**22 Lady Herbert Way, Shrewsbury, SY3 9DY**

**£550,000 Guide  
Price**

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

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# 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.



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## 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

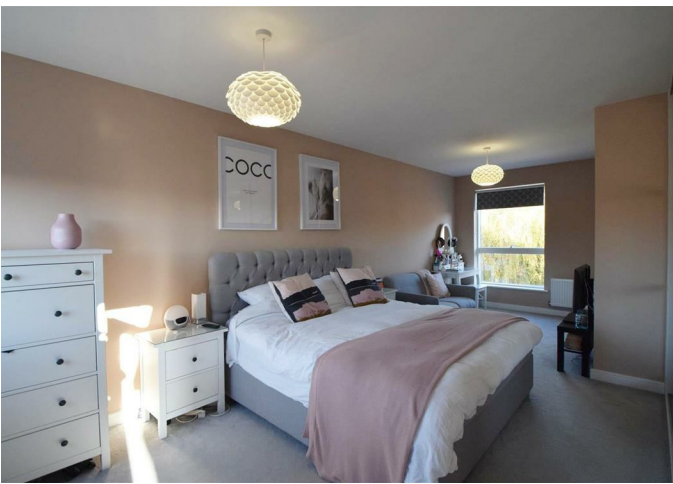
### GARAGE

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 .

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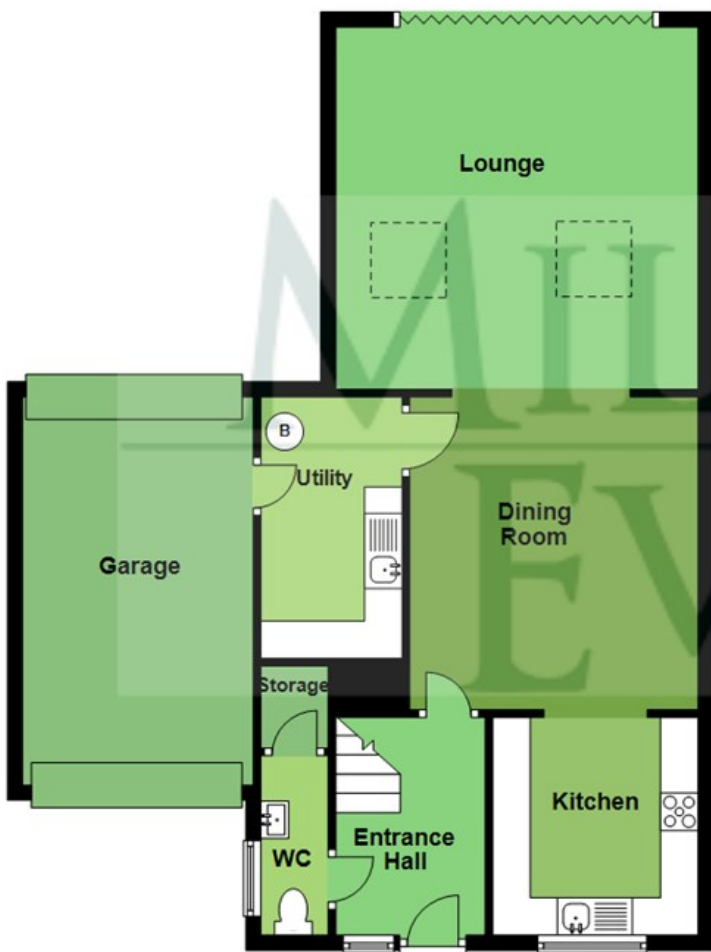




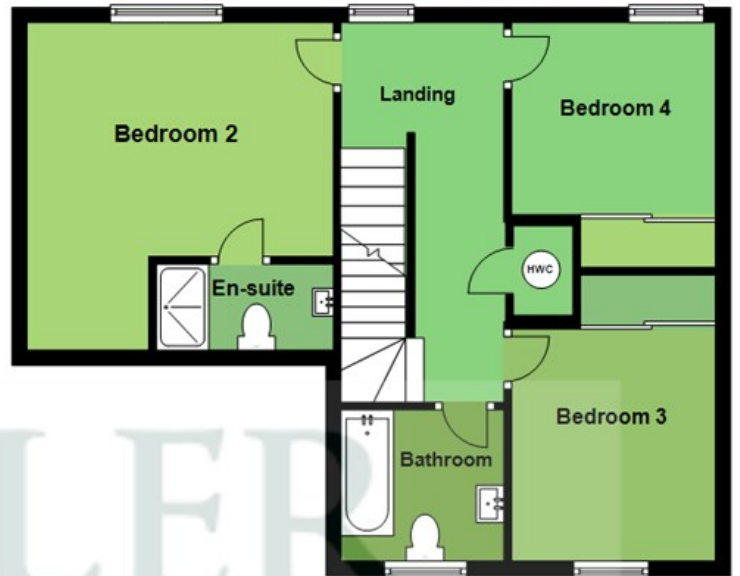


FLOOR PLANS ...

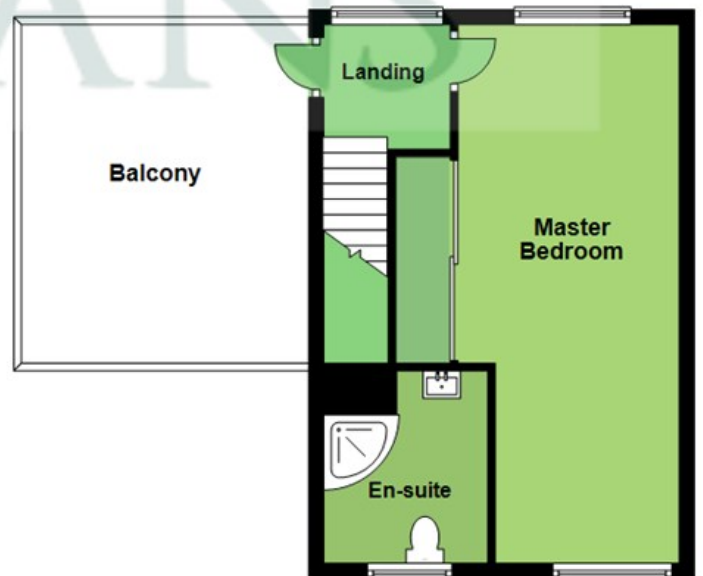
**Ground Floor**  
Approx. 883.2 sq. feet



**First Floor**  
Approx. 582.4 sq. feet



**Second Floor**  
Approx. 366.0 sq. feet



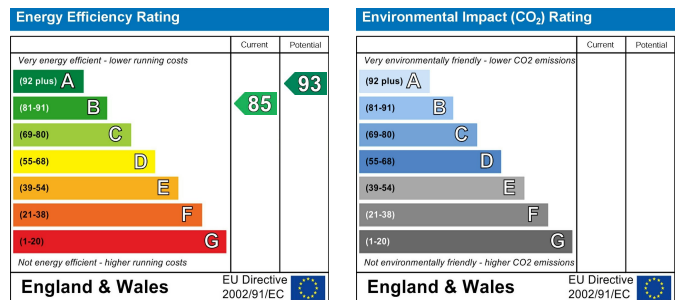
Total area: approx. 1831.5 sq. feet

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:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

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4 The Square, Church Stretton SY6 6DA

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