



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

3 Red Deer Road, Shrewsbury, SY3 9FB

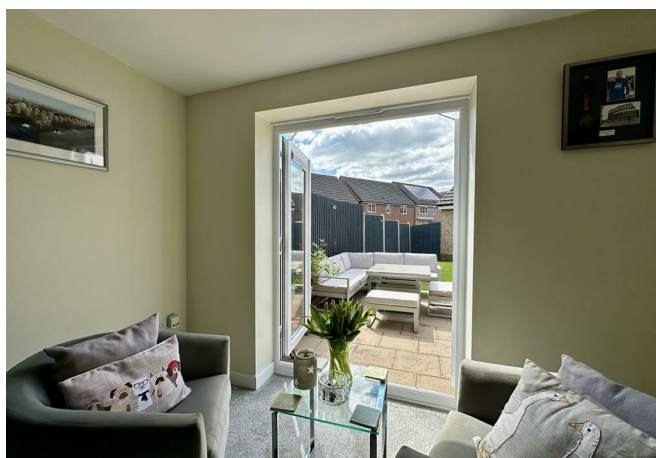
£395,000 Region

To view this property please call us on **01743 236 800** Ref: T7633/SL/KQ

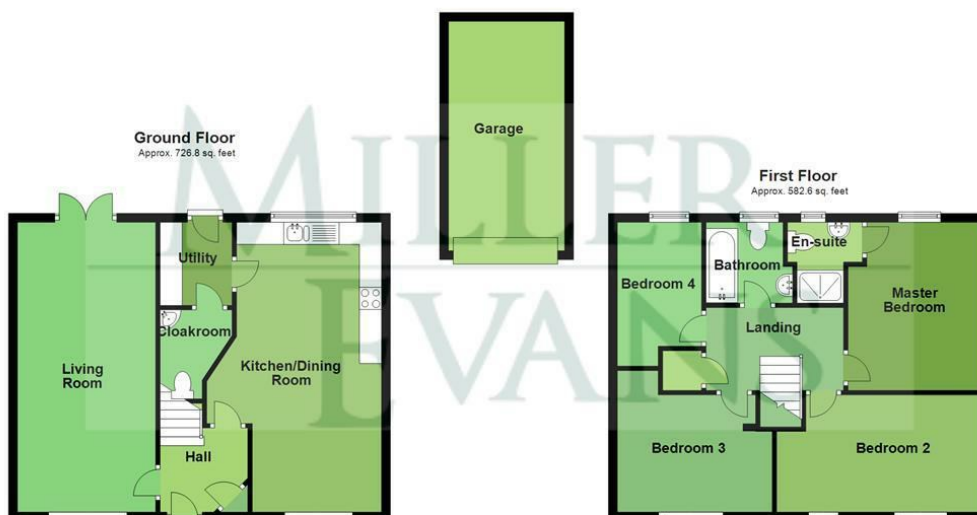
Immaculately presented, modern, detached four bedroom house.

This modern, detached, four bedroom family house is immaculately presented and provides spacious family accommodation comprising; entrance hall, superb kitchen/dining room, utility, cloakroom, living room, master bedroom with en suite shower room, three further bedrooms and bathroom. Detached garage and parking. Enclosed rear garden. The property benefits from gas fired central heating and double glazing.

The property is situated in a popular and convenient location, close to excellent local amenities including shops and schools, while also being well placed within easy reach of the nearby town centre and main road networks.



FLOOR PLANS



Total area: approx. 1309.4 sq. feet
Illustration For Identification Purposes Only Not To Scale.
Plan produced using PlanUp

INSIDE THE PROPERTY

ENTRANCE HALL

SUPERB KITCHEN / DINING ROOM

21'6" x 9'7" (6.55m x 2.92m)

Modern kitchen with fitted wall and base units

Tiled floor

Window to the front

UTILITY

6'2" x 5'4" (1.88m x 1.63m)

Door to rear garden

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

21'6" x 10'3" (6.55m x 3.12m)

Window to the front

Double doors to rear garden

STAIRCASE rising from the entrance hall to FIRST FLOOR
LANDING

MASTER BEDROOM

9'10" x 9'11" (3.00m x 3.01m)

EN SUITE SHOWER ROOM

Large shower cubicle

Wash hand basin, wc

BEDROOM 2

8'8" x 15'2" (2.65m x 4.63m)

BEDROOM 3

10'6" x 11'6" (3.20m x 3.50m)

BEDROOM 4

10'8" x 6'3" (3.25m x 1.91m)

BATHROOM

White suite comprising;

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

Up and over door.

The property is divided from the road by paved path with shrub borders. Driveway to the side providing parking and access to the garage.

Enclosed REAR GARDEN laid to lawn with paved patio area.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Cophthorne Road. Turn left onto Porthill. Proceed to the Porthill Island, taking the second exit onto Radbrook Road. Proceed to the second island, turning right onto Red Deer Road, where the property will eventually be found.



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

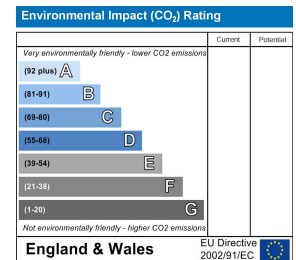
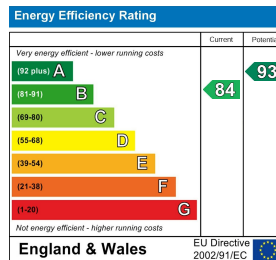
LOCAL AUTHORITIES

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.

FIND OUR PROPERTIES ON:



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.

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones