



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

61 Porthill Drive, Shrewsbury, SY3 8RT

£525,000 Region

To view this property please call us on **01743 236 800** Ref: T7635/SL/KQ

A superior and much improved, four bedroom semi-detached family house.

This superb, four bedroom semi-detached family house has been much improved to provide well proportioned accommodation to include; entrance hall, living room, fantastic refurbished open-plan kitchen/dining/family room with bi-folding doors to the rear garden, separate wc, four bedrooms, one with en suite shower room and family bathroom to the first floor. Ample parking and enclosed rear garden. The property also benefits from gas fired central heating and double glazing.

The property is pleasantly situated in this highly desirable, popular and fashionable residential area, well placed within reach of excellent schools, Royal Shrewsbury Hospital, the town centre via Quarry Park and Dingle Gardens and within easy reach of the Shrewsbury by-pass with M54 motorway link.



INSIDE THE PROPERTY

ENTRANCE HALL

Original patterned tiled floor.

LIVING ROOM

15'1" x 12'6" (4.60m x 3.81m)

Bay window to the front

SUPERB OPEN PLAN KITCHEN / DINING / FAMILY ROOM

24'8" x 18'5" (7.52m x 5.61m)

Kitchen fitted with a range of matching wall and base units with oak working surfaces

Central island unit

Part vaulted ceiling with roof light

Large bi-folding doors to the rear garden

SEPARATE WC

Pine STAIRCASE rises from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

15'5" x 12'2" (4.70m x 3.71m)

Bay window to the front

BEDROOM 2

12'6" x 11'6" (3.81m x 3.51m)

BEDROOM 3

12'2" x 7'3" (3.71m x 2.21m)

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 4

9'2" x 6'3" (2.79m x 1.91m)

BATHROOM

Panelled bath

Wash hand basin, wc

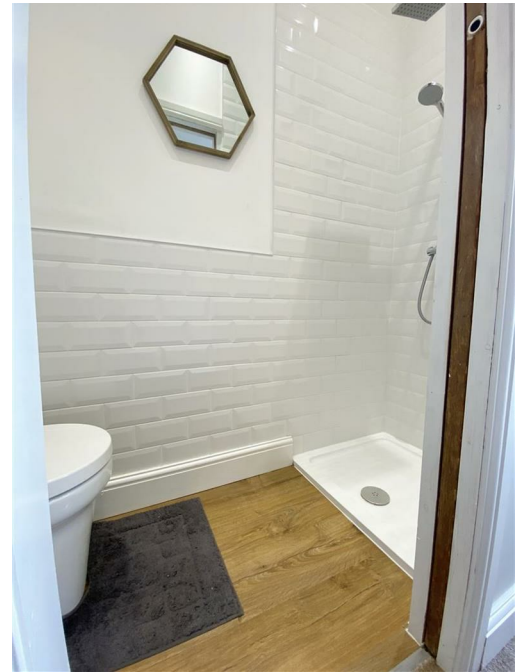
OUTSIDE THE PROPERTY

The property is divided from the road by block paved driveway providing ample parking and access to the reception area.

Good sized enclosed south west facing REAR GARDEN laid to lawn with large paved patio. Wood panelled outdoor BBQ and seating area which provides a fantastic entertaining space and additional storage.





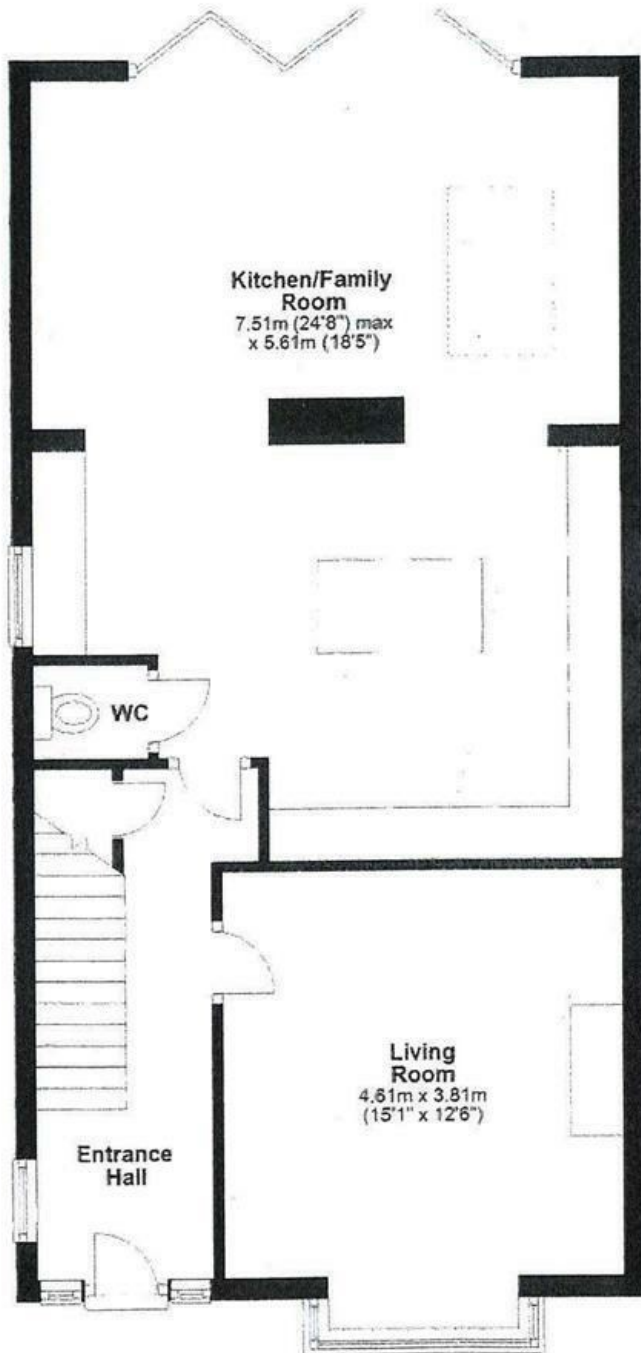




FLOOR PLANS ...

Ground Floor

Approx. 64.8 sq. metres (697.7 sq. feet)



First Floor

Approx. 56.0 sq. metres (602.9 sq. feet)



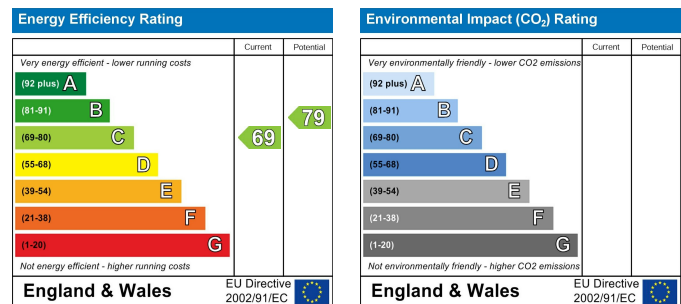
Total area: approx. 120.8 sq. metres (1300.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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 Cophorne Road. Continue for some distance, eventually turning left onto Porthill Drive, where the property will 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: 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:



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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