



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Ashcroft, Old Roman Road, Shrewsbury, SY3 9AH**

**£620,000 Region**

To view this property please call us on **01743 236 800** Ref: T7648/SL/KQ

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# A superior, detached family residence situated in this desirable residential location.

This superior, detached, four bedroom family home provides well proportioned accommodation throughout and briefly comprises; entrance hall, cloakroom, through lounge, dining room with large bay window with window seat, breakfast kitchen leading to a good sized garden room. On the first floor, there are three double bedrooms, a further nursery bedroom and family bathroom. The property benefits from gas fired central heating and double glazing.

The property is situated in this popular and highly desirable residential area on the western fringe of Shrewsbury, well placed within reach of excellent schools, in both the state and private sector, the Royal Shrewsbury Hospital, close proximity to the town centre with many fashionable bars and restaurants, Theatre Severn, the Quarry Park and Dingle Gardens and the Shrewsbury railway station. The property is also well placed within easy reach of the Shrewsbury by-pass with easy access onto the M54 motorway link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE VESTIBULE

### ENTRANCE HALL

### CLOAKROOM

WC

### LOUNGE

18'4" x 11'10" (5.59m x 3.61m)

A pleasant through room with glazed French doors to the rear garden

Attractive fireplace feature with recess housing Clearview log burning stove

### DINING ROOM

12'2" x 11'10" (3.71m x 3.61m)

Large bay window overlooking the rear garden

### BREAKFAST KITCHEN

18'4" x 8'10" (5.59m x 2.69m)

Neatly appointed and fitted with a range of matching units

### GARDEN ROOM / FAMILY ROOM

21'4" x 8'2" (6.50m x 2.49m)

Windows overlooking the garden

Glazed French doors allowing access to the garden

From the entrance hall a STAIRCASE rises to FIRST FLOOR LANDING

### BEDROOM 1

18'4" x 11'10" (5.59m x 3.61m)

A pleasant through room

Window overlooking the front and rear gardens

### BEDROOM 2

13'1" x 11'10" (3.99m x 3.61m)

Window overlooking the rear garden

### BEDROOM 3

11'10" x 8'10" (3.61m x 2.69m)

Window overlooking the rear garden

### NURSERY BEDROOM 4

6'11" x 6'7" (2.11m x 2.01m)

### FAMILY BATHROOM

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

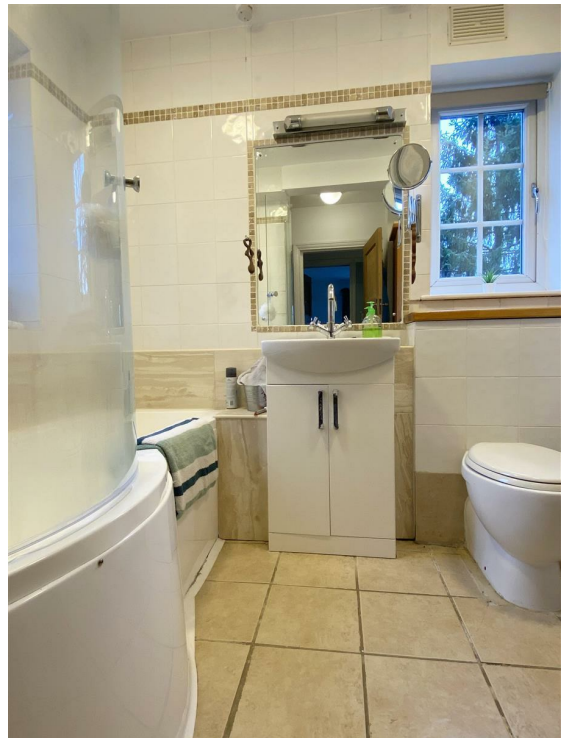
### GARAGE

The property is set back from Old Roman Road by an ornamental stone wall, with a host of established shrubs and mature trees. The property is approached over a tarmac drive providing ample parking with a spacious forecourt, which is laid to lawn. The gardens extend to the side and rear and are served by a tegula paved pathway with lawn and shrubby borders.

There is an extensive randomly paved patio and terrace, together with lawn with further established shrubs and trees. The whole enjoying a sunny south westerly aspect.









# FLOOR PLANS ...

GROUND FLOOR



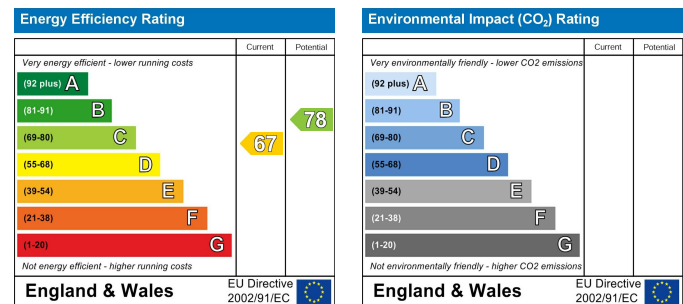
1ST FLOOR



## 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 into Copthorne Road and continue the full length of Copthorne Road to the Mytton Oak Traffic Island and turn left into Shelton Road. Continue for some distance, to the Porthill Island and take the second exit into Roman Road. Continue along Roman Road, passing Shrewsbury School on the left hand side and after a further distance, turn left into Old Roman Road, where Ashcroft will 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: 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.

### 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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