



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Beckbury Cottage, 85 London Road, Shrewsbury,
SY2 6PQ**

£695,000 Region

To view this property please call us on **01743 236 800** Ref: T7647/SL/KQ

A particularly well appointed, much improved and extended, detached cottage residence.

This four bedroom detached property provides well planned and well proportioned accommodation throughout and is neatly presented and well maintained to provide comfortable family accommodation to include; spacious entrance hall with bathroom, sitting room, study, large open-plan kitchen/dining room with glazed doors to the rear garden, master bedroom with door to luxuriously appointed Jack and Jill bathroom, three further bedrooms. The property benefits from gas fired central heating and double glazing.

The property occupies an enviable, secluded location and is conveniently placed within reach of excellent amenities, including the nearby town centre with its many boutique style shops, fashionable bars and restaurants, the Theatre Severn and Quarry Park, and popular schools, while also being well placed for access to the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

BATHROOM / CLOAKROOM

Panelled bath
Wash hand basin, wc
Built in vanity cupboard
Fitted storage/display shelving

SITTING ROOM

15'9" x 12'0" (4.80m x 3.66m)
A pleasant room with bay window overlooking the garden
Natural brick fireplace with recess housing log burning stove
Heavily beamed ceiling

STUDY

8'9" x 8'2" (2.67m x 2.48m)

OPEN PLAN L SHAPED KITCHEN / DINING ROOM

13'7" x 9'10" (4.14m x 3.00m)
Kitchen area attractively fitted with a comprehensive range of matching modern units with solid wood working surfaces and integrated appliances
Tiled recess with concealed lighting suitable for housing Range oven
Door to:

SIDE LOBBY

Door allowing access to the garden
Door to:

UTILITY ROOM

10'4" x 5'11" (3.15m x 1.81m)

From the entrance hall, a STAIRCASE rises to a FIRST FLOOR LANDING with exposed natural brick and wall timbers to one wall.

MASTER BEDROOM

14'1" x 16'0" (4.29m x 4.88m)
Picture windows overlooking the garden
Door to Jack and Jill Bathroom

BEDROOM 2

15'9" x 12'0" (4.80m x 3.66m)
Window overlooking the garden

BEDROOM 3

15'9" x 8'2" (4.80m x 2.48m)
Two windows with open outlooks over the neighbouring playing fields of Shrewsbury College

BEDROOM 4

7'3" x 12'0" (2.21m x 3.65m)
Window overlooking neighbouring playing fields

JACK AND JILL BATHROOM

Luxuriously appointed with a free standing tub bath with shower attachment
Wash hand basin, wc
Large walk in shower with overhead Drench shower and hand held shower
Walls attractively fully tiled
Door to master bedroom.

OUTSIDE THE PROPERTY

LARGE DOUBLE GARAGE

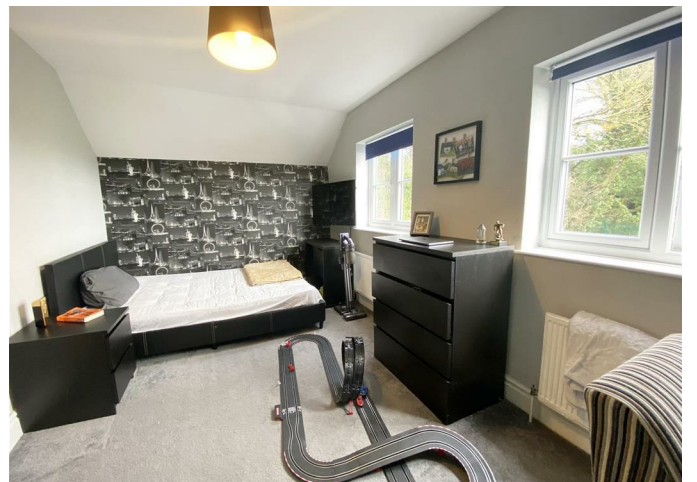
Currently providing a spacious entertaining space. This conversion could be easily reversed if required.

The property is approached over a long tarmacadam drive, which provides ample parking and serves the garage.

A pathway extends to the REAR GARDEN with an extensive randomly paved patio and terrace with ornamental water garden with cascade set into a rockery surround with ornamental retaining walls and inset shrubs. Good sized and neatly kept lawn with further shrubs and trees. The whole garden is well enclosed on all sides.

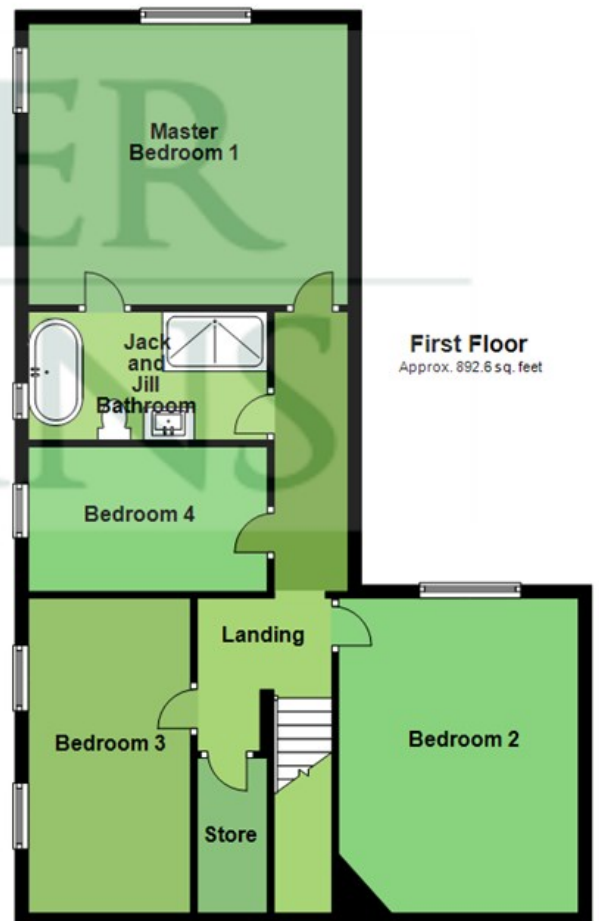
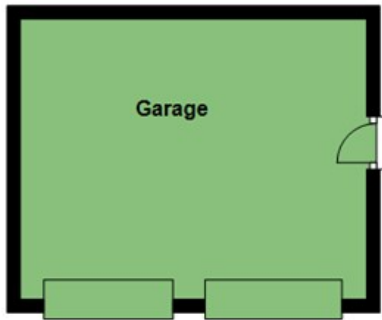








FLOOR PLANS ...



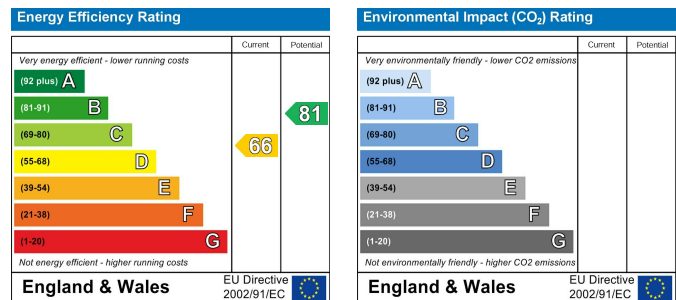
Total area: approx. 1827.1 sq. feet

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 over the English Bridge along Abbey Foregate. Continue to the Column Island, taking the 2nd exit onto London Road. Continue for some distance, where a private drive will be found on the left hand side. Continue to the top of the private drive and the property 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: 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.

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