



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**9 Mayfield Park, Shrewsbury, SY2 6DP**

**£675,000 Region**

To view this property please call us on **01743 236 800** Ref: T7653/SL/KQ

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# A superior, detached four bedroom family house.

This superior detached, four bedroom property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and has been well maintained and neatly presented to provide comfortable family accommodation. The property benefits from gas fired central heating and double glazing.

The property is situated in a small quiet, exclusive cul-de-sac position in this highly desirable and much sought after residential area. The property is well placed within reach of excellent amenities, including popular schools in the state and private sector. To the rear, the property overlooks the grounds and playing fields of Prestfelde School. The property is also well placed within reach of local shops, the nearby town centre with many bars, restaurants, boutique style shops, the Theatre Severn, revered Quarry Park and Dingle Gardens and Shrewsbury railway station.



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## INSIDE THE PROPERTY

### GLAZED ENTRANCE PORCH

Glazed door with side screen to:

### ENTRANCE HALL

Understairs store cupboard  
Door to double garage

### CLOAKROOM

Corner wash hand basin, wc

### SITTING ROOM

20'2" x 12'5" (6.15m x 3.78m)

A light and comfortable room with a log burning stove.  
Large picture windows the width of the room giving an extensive view across the garden towards Prestfelde playing fields

### FAMILY ROOM / SNUG

12'8" x 12'7" (3.85m x 3.84m)

Another light, bright room  
Picture windows overlook the garden and terrace.

### STUDY

6'10" x 9'0" (2.08m x 2.74m)

### BREAKFAST KITCHEN

11'10" x 11'1" (3.61m x 3.38m)

Neatly appointed and fitted with a range of wooden custom made matching units incorporating a central island unit  
Built in Pantry (2'7" x 3'7")

### DINING ROOM

19'4" x 7'8" (5.89m x 2.34m)

A pleasant room with full length picture window overlooking the garden  
Glazed double doors with side screens opening onto the patio and terrace

### UTILITY ROOM

8'4" x 7'8" (2.54m x 2.34m)

Sink unit

### REAR LOBBY

Panelled and part glazed door allowing access to the garden  
Dry store

From the entrance hall a STAIRCASE with hand rail and balustrade rises to a FIRST FLOOR BALCONY LANDING with airing cupboard housing hot water cylinder, access to roof.  
Glazed door with side screens opening onto:

### ROOF TERRACE

6'7" x 8'7" (2.01m x 2.62m)

with an ornamental wrought iron balustrade.

### MASTER BEDROOM

12'5" x 14'4" (3.78m x 4.37m)

Range of built in wardrobes  
Window overlooking the rear garden and extending across the grounds of Prestfelde School

## EN SUITE SHOWER ROOM

Large walk in shower with glazed shower screen  
Wash hand basin with vanity cupboard under, wc

### BEDROOM 2

13'7" x 12'5" (4.13m x 3.78m)

Range of built in wardrobes  
Window overlooking the rear garden and across towards Prestfelde playing fields

### BEDROOM 3

10'9" x 6'7" (3.28m x 2.00m)

Side window  
Double door built in wardrobe  
Two double doors allowing access to useful storage.

### BEDROOM 4

8'0" x 7'10" (2.44m x 2.38m)

## FAMILY BATHROOM

Luxuriously appointed with a panelled bath  
Large fully tiled shower cubicle with overhead Drench shower  
Wash hand basin with vanity drawers under, wc

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

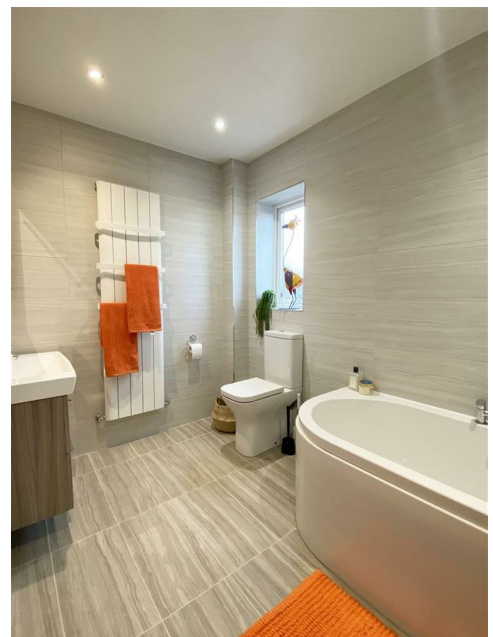
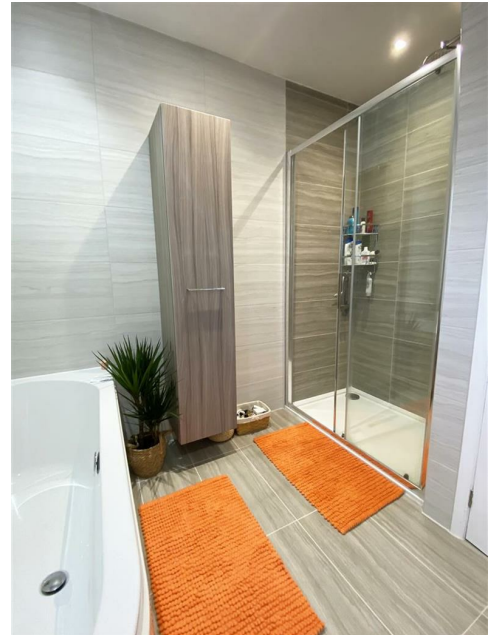
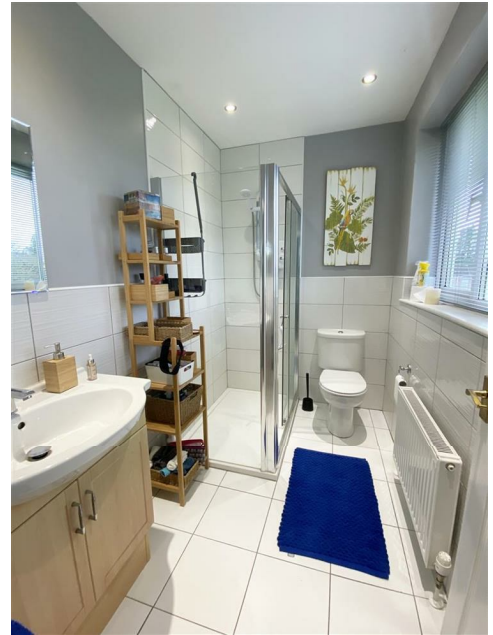
Up and over door

The property is set back from the road by an extensive, neatly kept, landscaped forecourt laid to lawn with shrubbery and herbaceous beds and borders and approached over a double width gravelled drive providing parking for 4 cars and serves the garage and reception area.

There is a particularly good sized and well stocked south westerly FACING REAR GARDEN which benefits from sunshine for most of the day and well into the evening during the summer months. The garden is laid predominantly to lawn with a tegula paved patio and terrace, well stocked shrubbery borders containing a variety of shrubs, ornamental trees, specimen trees etc. The whole garden is neatly kept and enjoys an open view to the rear across the grounds and playing fields of Prestfelde School.

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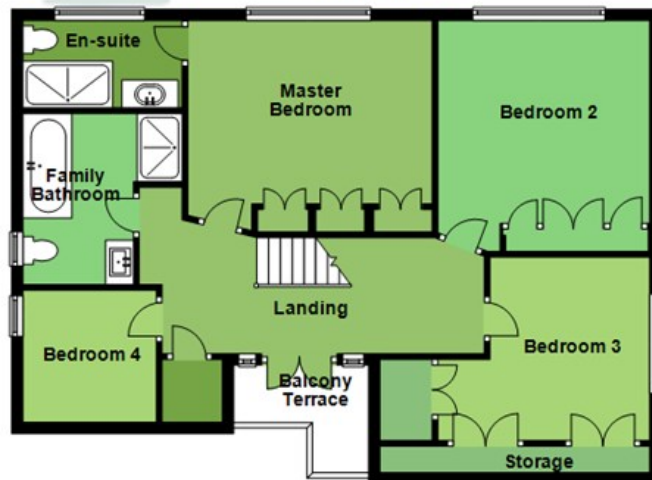


FLOOR PLANS ...

**Ground Floor**  
Approx. 1426.2 sq. feet



**First Floor**  
Approx. 824.1 sq. feet



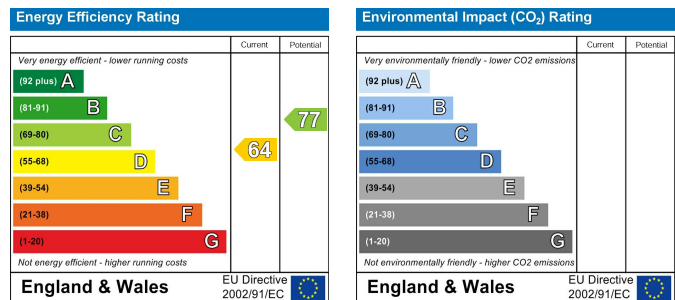
Total area: approx. 2250.3 sq. feet

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 to the Column Island. Take the second exit into London Road. Proceed for a short distance, eventually turning left into Mayfield Drive and after a further distance, turn left into Mayfield Park, where the property will be found on the left 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

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



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