



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

9 Woodside Drive, Shrewsbury, SY3 9BW

£600,000 Region

To view this property please call us on **01743 236 800** Ref: T7657/SL/KQ

A truly immaculate and much improved four bedroom detached house.

This four bedroom detached property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The owners impeccable attention to detail and exacting standards of presentation showcases the property to its absolute best. The property benefits from gas fired central heating and double glazing.

The property is well placed in this popular, sought after 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 nearby town centre with its many fashionable bars, restaurants and boutique style shops, Theatre Severn and Quarry Park and Dingle gardens.



INSIDE THE PROPERTY

ENTRANCE PORCH

Glazed entrance door with glazed side screen to

SPACIOUS ENTRANCE HALL

Waxed and polished wood block floor
Double door built in cloaks cupboard
Understairs store cupboard

CLOAKROOM

Wash hand basin with vanity drawers under, wc

LOUNGE

12'10" x 25'3" (3.91m x 7.70m)
A pleasant and bright room with attractive contemporary fireplace feature
Large walk in bay with full length picture windows and double glazed sliding patio doors to rear garden
Further double glazed patio doors opening onto the garden

KITCHEN / DINING ROOM

12'0" x 27'1" (3.66m x 8.26m)
Superbly appointed with a range of high quality Bespoke contemporary units with Quartz worktops and upstands
Range of high quality integrated appliances

UTILITY ROOM

6'9" x 11'11" (2.06m x 3.64m)
Fitted with a range of matching units
Door to garden

STUDY

12'10" x 11'0" (3.91m x 3.35m)
Waxed and polished wood block floor
Double glazed patio doors to rear garden

From the entrance hall a STAIRCASE with hand rail and balustrade rises to FIRST FLOOR LANDING with access to roof space

MASTER BEDROOM

12'7" x 14'8" (3.84m x 4.47m)
Window overlooking the rear garden

LUXURIOUSLY APPOINTED EN SUITE SHOWER ROOM

Large shower cubicle with overhead Drench shower and hand held shower
Wash hand basin with vanity drawers under, wc

BEDROOM 2

12'0" x 13'1" (3.66m x 3.99m)
Two windows with a dual aspect along Woodside Drive
Double door built in wardrobe
Further single door built in store cupboard

BEDROOM 3

12'2" x 11'1" (3.71m x 3.38m)
Two windows with a dual aspect along Woodside Drive
Double door built in wardrobe

BEDROOM 4

7'9" x 12'1" (2.36m x 3.69m)

SUPERBLY APPOINTED FAMILY BATHROOM

Modern white suite comprising;
Panelled bath
Large fully tiled shower cubicle with side panel and pivot door with overhead Drench shower and hand held shower
Wash hand basin, wc

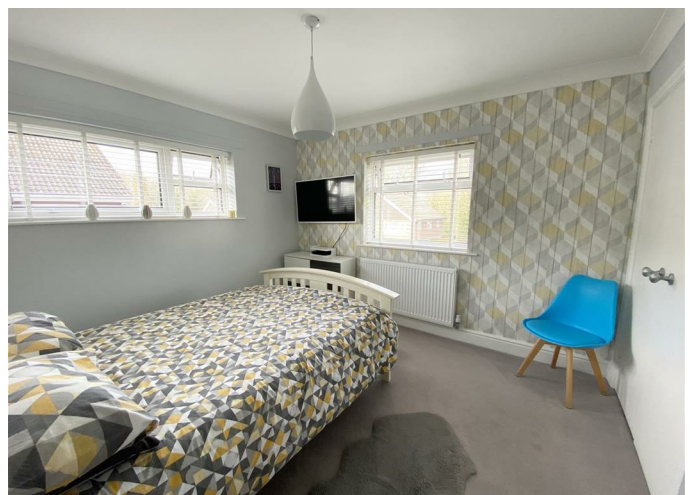
OUTSIDE THE PROPERTY

DOUBLE GARAGE

The property is set back and divided from the road by an attractive, neatly kept forecourt which is laid to lawn with a shaped floral and shrubbery border and approached over a double width drive, which provides ample parking and serves the garage and formal reception area.

There is a particularly attractive, neatly kept, landscaped south west facing REAR GAREN with an extensive paved patio and terrace, an attractive and substantially constructed Pergola, offering shelter to the entertaining space. The lawn is neatly kept, with a well stocked rockery bed and display, containing a variety of flowering shrubs, miniatures etc. Additional inset shrubs. The whole garden is enclosed on all sides by well maintained boundary fencing and a host of established evergreens and enjoys a pleasant and sunny south westerly aspect.





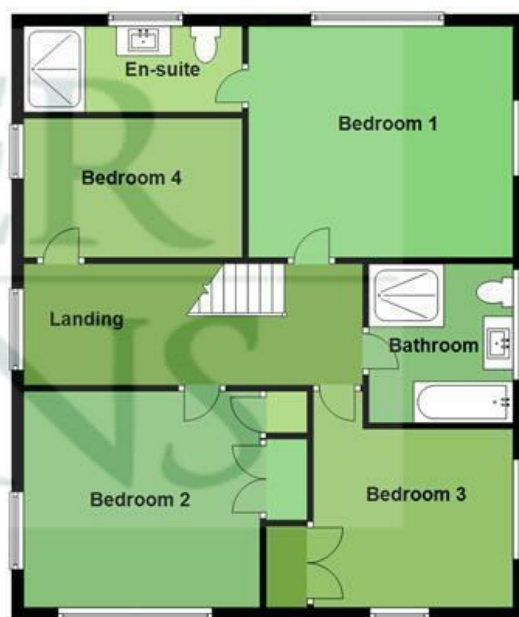


FLOOR PLANS ...

Ground Floor
Approx. 1491.3 sq. feet



First Floor
Approx. 872.0 sq. feet



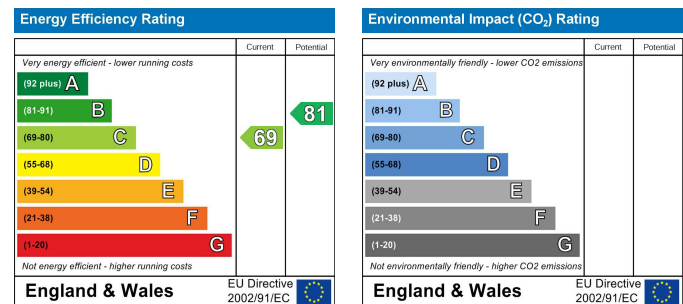
Total area: approx. 2363.3 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUj.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Radbrook Road. After some distance, turn right into Crowmeole Lane. Take the second right into Sandiway and after a further distance, right into Woodside Drive. Continue for a short distance and 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:



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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