



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

46 Winterton Way, Bicton Heath, Shrewsbury SY3 5PA

£375,000 Offers

To view this property please call us on **01743 236 800** Ref: T7662/SL/MU

A neatly kept, well maintained, 4 bedroomed detached family house situated on this popular and conveniently placed residential development.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and has been well maintained and much loved by the current owner and benefits from full gas-fired central heating and double glazing.

Occupying an enviable and pleasant position on this popular residential development situated on the western fringe of Shrewsbury. Well placed within easy reach of excellent amenities including popular schools, the Royal Shrewsbury Hospital, a bus service to the nearby town centre and the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE CANOPY

Panelled and part glazed door to :

ENTRANCE HALL

With understairs store cupboard.

Personal door allowing access to the garage.

CLOAKROOM/WC

WV low type flush

Corner hand basin.

LOUNGE

13'5" x 14'7" (4.08m x 4.44m)

A pleasant room with feature fireplace

Large walk in bay with glazed French doors allowing access to :

EDWARDIAN STYLE CONSERVATORY

With picture windows overlooking the garden and glazed French doors allowing access to the garden.

KITCHEN

10'9" x 9'1" (3.28m x 2.78m)

Neatly appointed and fitted with a range of matching modern units with some integrated appliances.

UTILITY ROOM

5'1" x 5'8" (1.54m x 1.72m)

With matching units

Panelled and part glazed door with side window allowing access to the garden.

DINING ROOM

10'4" x 8'8" (3.14m x 2.64m)

Deep bay window overlooking the garden and forecourt to the front.

From the entrance hall a STAIRCASE with handrail and balustrade rises to a FIRST FLOOR LANDING with access to roof space. Airing cupboard enclosing insulated cylinder.

MASTER BEDROOM

12'4" x 15'5" (3.75m x 4.71m)

A pleasant room with large double door built in wardrobe with mirror

fronted sliding doors

3 windows overlooking the garden and formal reception area to the front.

EN SUITE SHOWER ROOM

With a large walk in shower with direct mixer shower

Hand basin

WC low type flush.

BEDROOM 2

12'5" x 8'5" (3.78m x 2.57m)

Double door built in wardrobe

Window overlooking the rear garden.

BEDROOM 3

9'0" x 8'3" (2.75m x 2.52m)

Single door built in wardrobe

Window overlooking the rear garden.

BEDROOM 4

9'0" x 7'0" (2.74m x 2.13m)

Single door built in wardrobe

Window overlooking the rear garden.

FAMILY BATHROOM

Neatly appointed with a modern panelled bath

Hand basin

WC low type flush.

OUTSIDE THE PROPERTY

INTEGRAL GARAGE

Up and over door, concrete floor

Wall mounted gas-fired boiler providing the heating and domestic hot water.

TO THE FRONT the property is approached over a tarmacadam drive with a gravelled forecourt and pathway serving the formal reception area.

To the rear there is a pleasant enclosed GARDEN with a paved patio, lawn, floral and shrubbery borders. The whole enclosed on all sides by closely boarded wooden fencing.



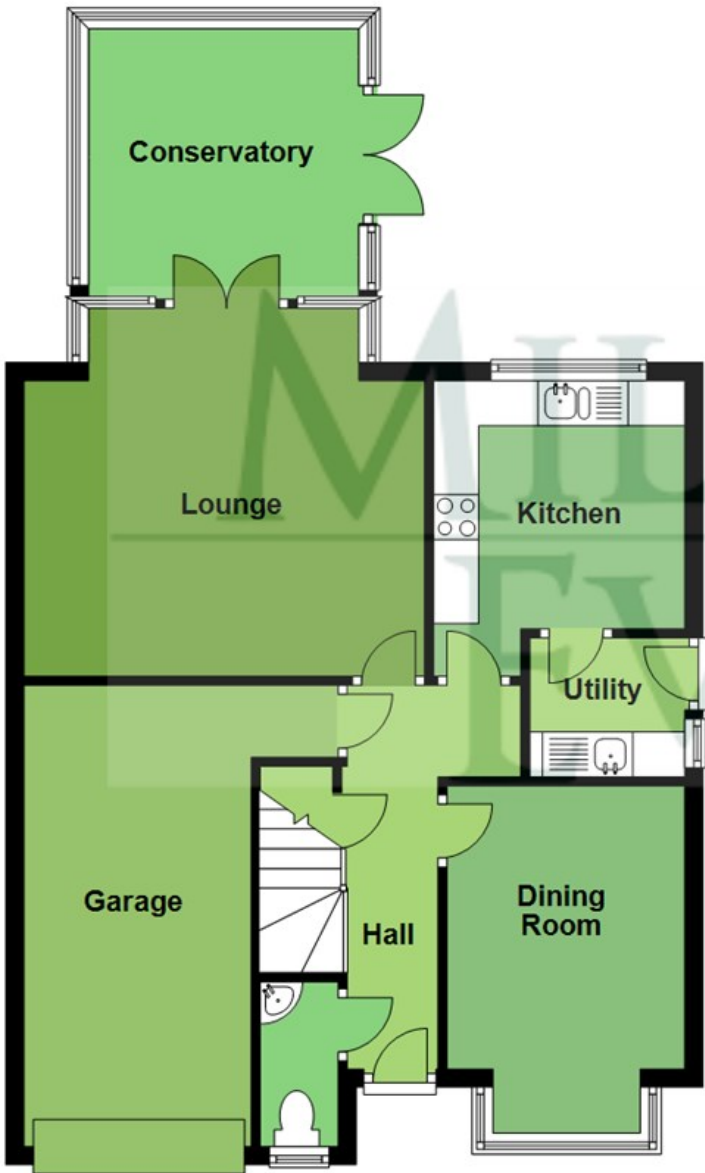




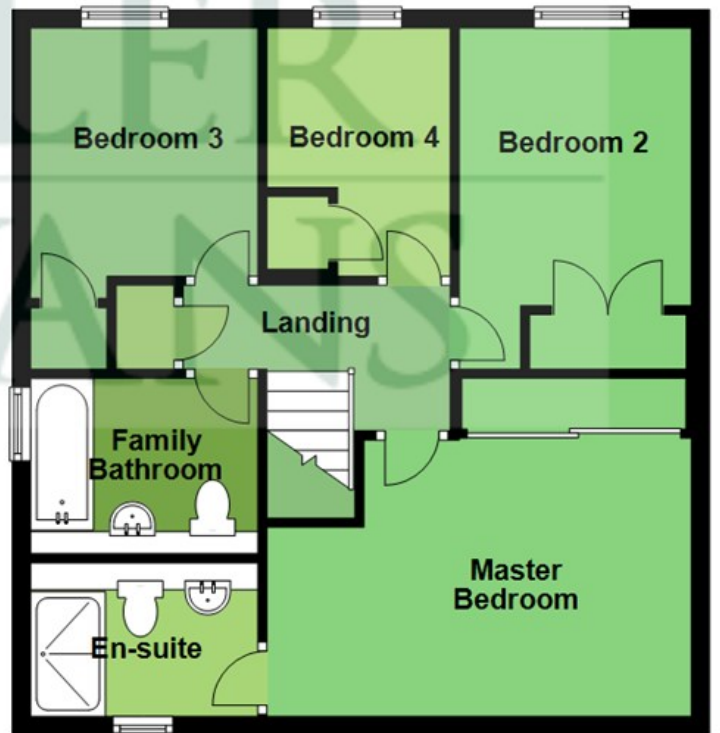


FLOOR PLANS ...

Ground Floor
Approx. 765.8 sq. feet



First Floor
Approx. 604.4 sq. feet



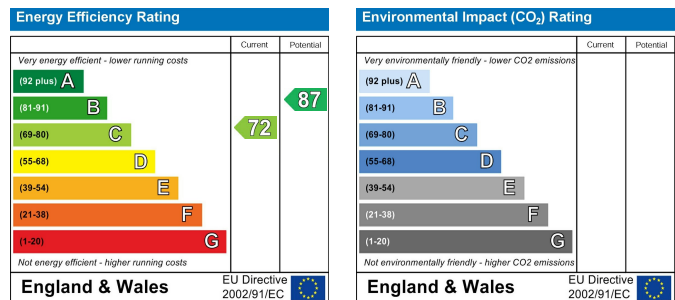
Total area: approx. 1370.2 sq. feet

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 on the A458 Welshpool Road and at the first traffic island turn left into Somerby Drive, second left into Winterton Way. Continue along Winterton Way 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: 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.

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Shrewsbury SY1 1QJ
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South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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