



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

19 Corndon Road, Shrewsbury, SY1 4LA

£310,000 Region

To view this property please call us on **01743 236 800** Ref: T7672/SL/KQ

An exceptionally well appointed and very much improved, mature, three bedroom semi-detached family house.

This three bedroom semi-detached property provides well planned and well presented accommodation throughout, the owners impeccable taste and sense of style, together with their unfaltering attention to detail and exacting standards of presentation, allow the property to be showcased at its absolute best. On the ground floor there is a spacious entrance hall with cloakroom, the lounge boasts a contemporary gas fired log effect stove, the kitchen is fitted with a range of modern units and communicates with the dining room, which opens through to an attractive conservatory. There are two large double bedrooms and a further 3rd bedroom and a luxuriously appointed bathroom with bath and shower cubicle to the first floor. The gardens have been attractively landscaped with a superb garden room providing an ideal entertaining space/home office/therapy room etc. The property has the benefits of gas fired central heating and double glazing.

The property is situated in this sought after and convenient residential area, on the northern outskirts of Shrewsbury being well placed for easy access to excellent local amenities, including; good schools, supermarkets and on a frequent bus service to the town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

Side window
Cupboard housing electric meter

CLOAKROOM

Well appointed with a wash hand basin, wc

LOUNGE

14'2" x 12'0" (4.32m x 3.66m)
A pleasant room with a large picture window overlooking the front garden
Fireplace recess with a raised marble hearth and inset contemporary log effect living flame gas stove

KITCHEN / DINING ROOM

11'10" x 18'9" (3.60m x 5.71m)
KITCHEN
Superbly appointed with a range of matching modern units
Window overlooking the rear garden
Panelled and part glazed door allowing access to the garden
Archway to:

DINING ROOM

Feature wall with decorative moulded reliefs
Additional fitted units with storage cupboards and drawers
Display cabinet and serving counter
Bi-folding doors to:

CONSERVATORY

Picture windows overlooking the garden
Glazed French doors allowing access to the garden

STAIRCASE with hand rail and balustrade rising from entrance hall to FIRST FLOOR LANDING with access via a fold away ladder to a partly boarded and insulated roof space.

BEDROOM 1

14'2" x 11'3" (4.32m x 3.44m)
A pleasant room with picture window to the fore
Excellent range of built in wardrobes with panelled and mirror fronted sliding doors extending the width of one wall

BEDROOM 2

12'0" x 11'3" (3.66m x 3.44m)
Window overlooking the rear garden
Built in wardrobe with mirror fronted sliding doors

BEDROOM 3

9'7" x 7'1" (2.92m x 2.17m)
Window to the fore

LUXURIOUSLY APPOINTED BATHROOM

Superbly fitted with a modern panelled bath with shower attachment
Vanity unit with storage under, wc
Large walk in shower with pivot door and direct mixer shower

OUTSIDE THE PROPERTY

GARDEN / STUDIO ROOM

9'3" x 7'7" (2.82m x 2.31m)
Providing an ideal entertaining space, home office, therapy room etc.
Bi-fold doors
Power supply, Wifi connection point and lighting

TIMBER GARDEN STORE / WORKSHOP

14'6" x 8'0" (4.42m x 2.44m)
Adjoining wood store.

The property is divided from the road by an ornamental dwarf wall and approached through a pillared entrance with a concrete and gravelled forecourt with a floral and shrubbery display. The forecourt provides ample parking space and extends to the front serving the formal reception area.

The gardens are a particular feature of this property and have been attractively landscaped with paved patios and terraced areas, neatly kept pleasure lawns with raised floral and shrubbery displays. The whole garden is well stocked and enclosed on all sides by well maintained closely boarded wooden fencing. To the rear of the garden room is a hidden storage area. Electric lighting points.



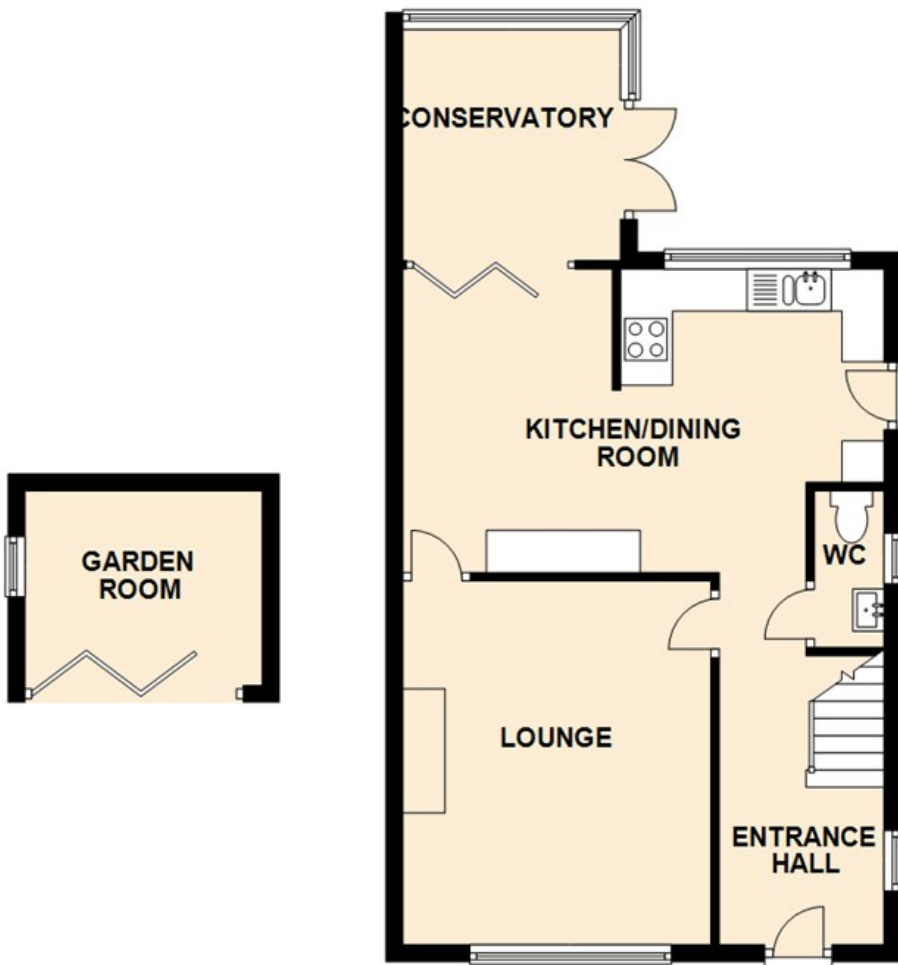




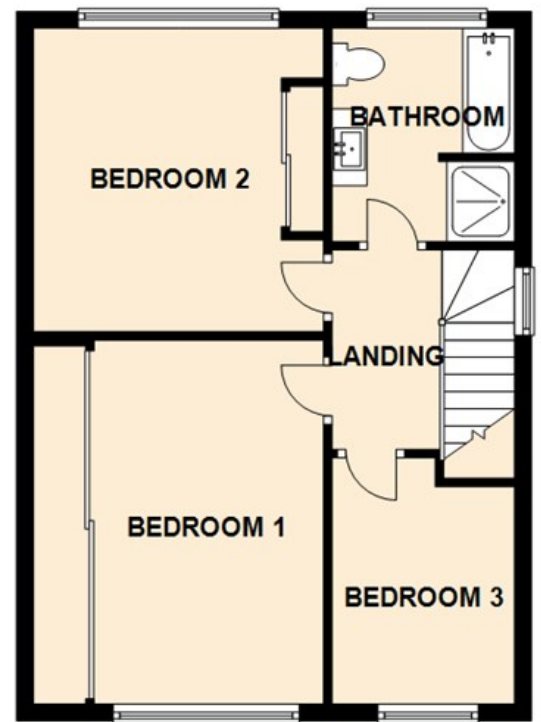


FLOOR PLANS ...

GROUND FLOOR
APPROX. 642.3 SQ. FEET



FIRST FLOOR
APPROX. 528.3 SQ. FEET



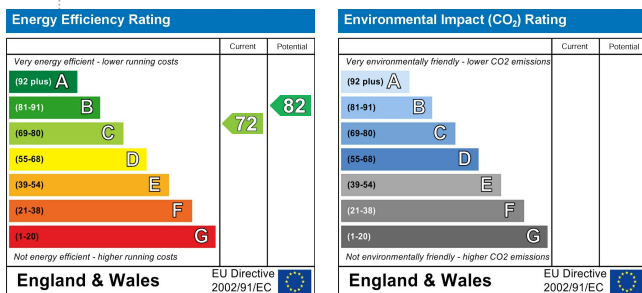
TOTAL AREA: APPROX. 1170.5 SQ. FEET

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 along Ditherington Road to the Heathgates Island. Take the second exit onto Sundorne Road. Proceed along Sundorne Road, turning left into Corndon Road where the property will be found.

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: B

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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