



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Worthington Drive, Shrewsbury, SY3 6BT

£500,000 Region

To view this property please call us on **01743 236 800** Ref: T7681/WM/KQ

A well appointed and neatly kept, detached, four bedroom family house.

This well appointed, detached four bedroom family house provides well planned accommodation with rooms of pleasing dimensions. The accommodation briefly comprises; entrance hall, cloakroom, living room, dining room, kitchen, utility, study, master bedroom with en suite shower room, three further bedrooms and bathroom. Double garage and parking. Enclosed rear garden.

The property is pleasantly situated on this popular residential development, well placed within easy reach of excellent amenities, including good schools, local shops, the Royal Shrewsbury Hospital and on a frequent bus service to the town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

STUDY

9'3" x 7'1" (2.83m x 2.17m)

Window to the front

KITCHEN

13'5" x 9'5" (4.08m x 2.86m)

Range of matching wall and base units

Double oven, gas hob and extractor over

Door to:

UTILITY ROOM

6'2" x 6'6" (1.89m x 1.99m)

Range of matching units with sink

Door to garage

DINING ROOM

14'2" x 8'3" (4.32m x 2.52m)

Sliding doors to rear garden

Double doors to:

LIVING ROOM

23'7" x 11'4" (7.18m x 3.45m)

Sliding doors to rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR

LANDING

MASTER BEDROOM

13'7" x 11'5" (4.13m x 3.49m)

Built in wardrobes

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 2

9'7" x 11'4" (2.91m x 3.45m)

Built in wardrobe.

BEDROOM 3

12'8" x 8'7" (3.87m x 2.62m)

Built in wardrobe

BEDROOM 4

8'8" x 11'5" (2.65m x 3.49m)

BATHROOM

Corner bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

DOUBLE GARAGE

Up and over doors

Door to utility

Door to garden

The property is divided from the road by tarmacadam driveway leading to the double garage, flanked by lawn area with mature hedging and shrubs.

There is an enclosed REAR GARDEN laid to lawn with paved patio, shrubbery beds and borders and mature hedging.

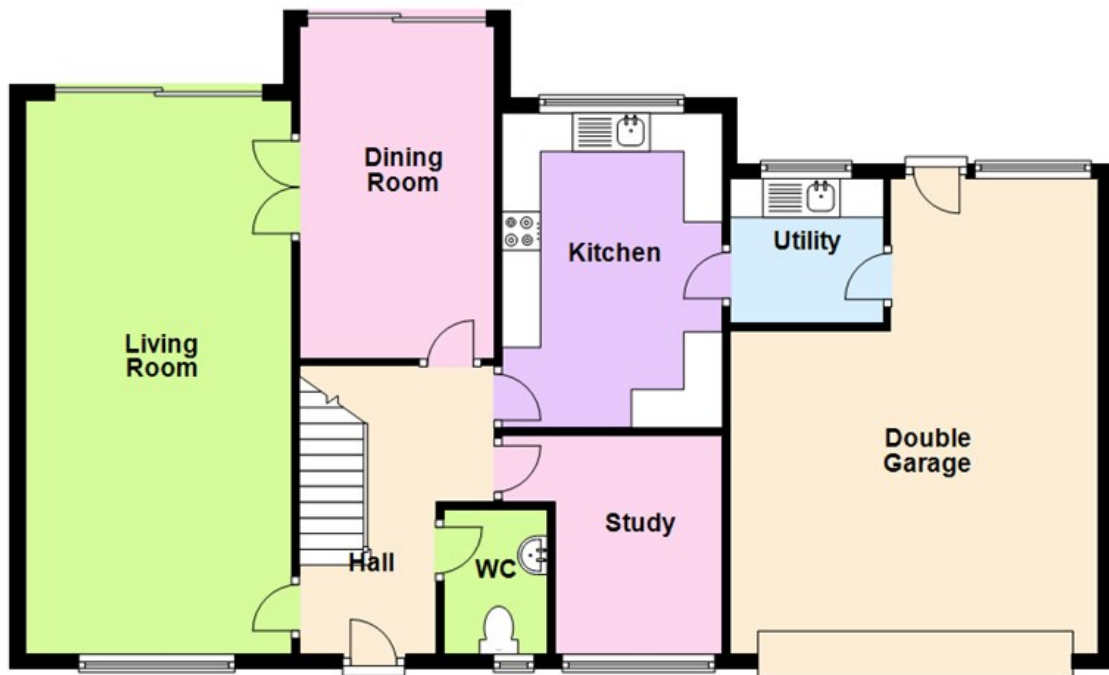






FLOOR PLANS ...

Ground Floor



First Floor

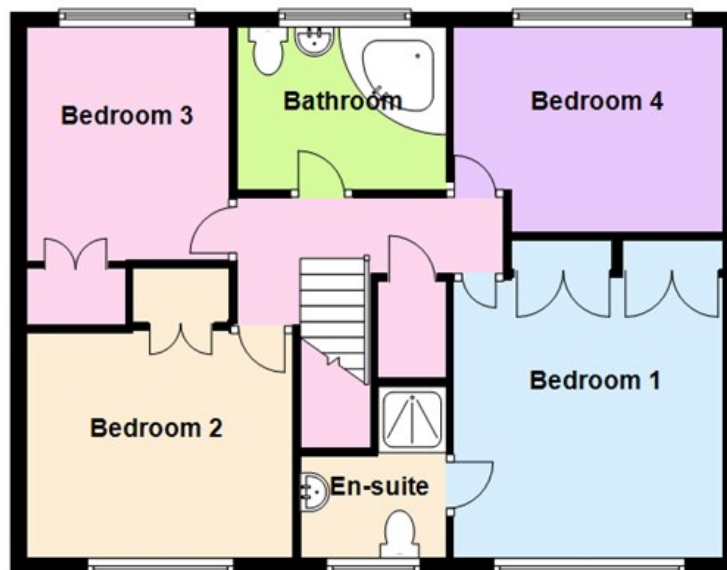


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Radbrook Road. At the mini-island, take the 1st Exit onto Bank Farm Road. Turn left onto Worthington Drive, where the property will be found immediately on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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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