



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

58 Woodfield Road, Shrewsbury, SY3 8HX

£425,000 Region

To view this property please call us on **01743 236 800** Ref: T7615/SL/KQ

A well appointed, much improved and extended, detached three bedroom house.

This three bedroom detached property provides well planned and well proportioned accommodation and has been much improved by the current owners. On the ground floor, there is an entrance hall, living room, dining room, opening to extended garden room, well appointed kitchen, conservatory, wet room, side lobby with large store room and utility room. On the first floor there are three good sized bedrooms and a family bathroom. The property benefits from double glazing and gas fired heating.

The property is well placed in this popular and convenient residential area, on the western side of Shrewsbury, well placed within reach of excellent schools, local shops, the Royal Shrewsbury Hospital, the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

Understairs store

LIVING ROOM

14'4" x 10'8" (4.37m x 3.25m)

A pleasant room with engineered oak flooring
Two bay windows overlooking the garden to the front and side
Fireplace with marble surround and inset living flame gas fire
Folding doors to:

DINING ROOM

8'0" x 10'8" (2.44m x 3.25m)

Engineered oak flooring
Feature side window
Door to Kitchen
Archway to:

GARDEN ROOM EXTENSION

Engineered oak flooring
Two windows and sliding patio doors to garden
Velux roof light
Access to:

CONSERVATORY

Full length picture windows and glazed French door allowing access to the courtyard garden to the side

WET ROOM

Walk in shower
Wash hand basin, wc

KITCHEN

15'2" x 8'10" (4.62m x 2.69m)

Neatly appointed and fitted with a range of matching units
Window overlooking the rear garden
Panelled and part glazed door to:

SIDE LOBBY

Built in dry store
Panelled and part glazed door allowing access to the garden
Personal door to:

LARGE STORE ROOM

Up and over door.

UTILITY ROOM

6'4" x 8'8" (1.93m x 2.64m)

Fitted with a range of units
Space and plumbing for washing machine etc.

From the entrance hall, a STAIRCASE rises to a FIRST FLOOR LANDING

BEDROOM 1

11'8" x 10'8" (3.56m x 3.25m)

BEDROOM 2

11'0" x 10'8" (3.35m x 3.25m)

BEDROOM 3

6'5" x 8'10" (1.95m x 2.69m)
Double door built in wardrobe

BATHROOM

Panelled bath with shower
Wash hand basin, wc
Double door built in linen cupboard

OUTSIDE THE PROPERTY

GARAGE

Up and over door.

The property is approached from Woodfield Road over a shared, neatly kept, tarmacadam drive with a forecourt with tegula paving providing ample parking space. A paved forecourt with formal steps and floral and shrubbery displays serves the reception area. There is a further gravelled hardstanding to the front providing additional garden with a well stocked herbaceous border, containing a variety of mature trees and shrubs.

There is a neatly kept and well maintained REAR GARDEN with raised vegetable beds, forming a productive kitchen garden, a further randomly paved terrace extends to the side of the property with an ornamental water garden and courtyard garden which is paved and enclosed. The whole well stocked and intersected by a variety of specimen trees and enclosed on all sides by closely boarded wooden fencing together with establishes laurel hedges. Outside lighting and cold water supply tap.





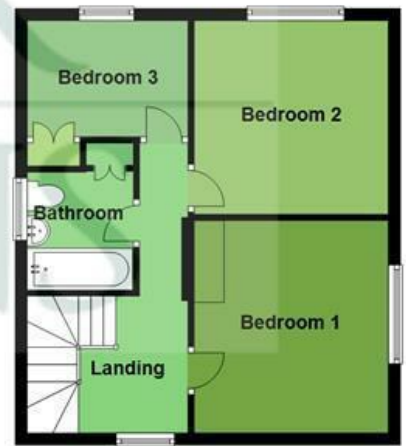


FLOOR PLANS ...

Ground Floor
Approx. 1027.9 sq. feet



First Floor
Approx. 447.5 sq. feet



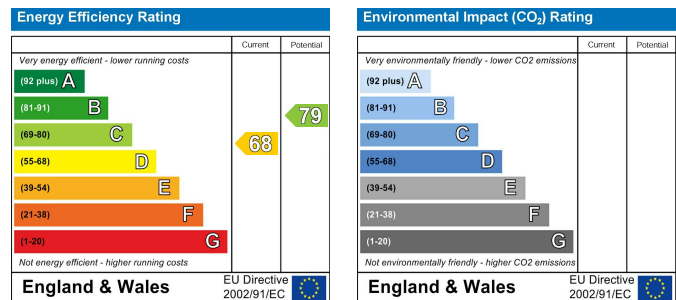
Total area: approx. 1475.4 sq. feet

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 over the Welsh Bridge to the Frankwell Island. Take the first exit into Cophorne Road. After a short distance, turn left into Pengwern Road. After some distance turn right into Woodfield Road. Continue to the top of Woodfield Road, proceed across the mini-island and after a short distance, turn right into a private drive, where the property will be found on the right 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: C

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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