



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

9 Granville Street, Shrewsbury, SY3 8NE

£750,000 Region

To view this property please call us on **01743 236 800** Ref: T7705/SL/KQ

A truly immaculate and especially well appointed, four bedroom residence.

This immaculate four bedroom property provides well planned and well proportioned accommodation throughout with large detached garage, adjoining office/garden room and attractive well stocked landscaped garden. The owners impeccable taste and sense of style, together with their unfaltering attention to detail, showcases the property to its absolute best. The property benefits from gas fired central heating and double glazing.

The property occupies a pleasant position, on this popular, yet quiet cul-de-sac on the western fringe of the town, close to excellent local amenities, including shops, schools, Royal Shrewsbury hospital and the nearby town centre.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

15'0" x 11'10" (4.57m x 3.61m)

A morning sun drenched room with fireplace recess housing log burning stove

Large bay window overlooking the front garden.

DINING ROOM

13'5" x 12'1" (4.10m x 3.68m)

Fireplace recess

BREAKFAST KITCHEN

11'10" x 16'0" (3.61m x 4.88m)

Superbly appointed and fitted with a range of matching modern units with granite working surfaces and upstands

Range of Integrated appliances

Archway to Garden Room.

UTILITY ROOM

5'0" x 6'4" (1.52m x 1.94m)

Access to:

CLOAKROOM

Wash hand basin, wc

OAK FRAMED GARDEN ROOM

11'10" x 6'11" (3.61m x 2.11m)

Picture windows overlooking the garden

Free standing log burning stove

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

MASTER BEDROOM

15'0" x 11'10" (4.57m x 3.61m)

EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

BEDROOM 2

13'5" x 12'1" (4.10m x 3.68m)

Feature fireplace

BEDROOM 3

11'10" x 10'3" (3.61m x 3.13m)

LUXURIOUSLY APPOINTED FAMILY BATHROOM

Modern panelled bath

Wash hand basin, wc

Large walk in shower cubicle with pivot door

Ranges of mirror fronted high level storage cupboards.

From the entrance hall a STAIRCASE descends to a LOWER GROUND FLOOR

BEDROOM 4

15'0" x 11'10" (4.57m x 3.61m)

ADJOINING TOILET ROOM

Wash hand basin, wc

OUTSIDE THE PROPERTY

LARGE BRICK BUILT DETACHED GARAGE

Electric up and over door

Personal door to the garden

ADJOINING OFFICE / GARDEN ROOM

12'9" x 8'0" (3.90m x 2.44m)

The property is set back and divided from the road by an ornamental dwarf wall, surmounted with a wrought iron balustrade and an established Laurel hedge. Double gates together with a further pedestrian gateway with a pillared entrance, allow access over a paved drive, which provides ample parking and serves both the garage and reception area. There is a forecourt to the front laid to lawn with shrubs and a slate pathway.

There is a wooden security gate to the side allowing access to the attractive landscaped REAR GARDEN with an extensive paved patio and terrace, a gravelled seating and entertaining space with gravelled pathways serving shaped pleasure lawns and a well stocked shrubbery display, rustic pergola and a further gravelled seating area. The whole garden is well enclosed on all sides by a well maintained brick wall and a neatly kept and established evergreen hedge.

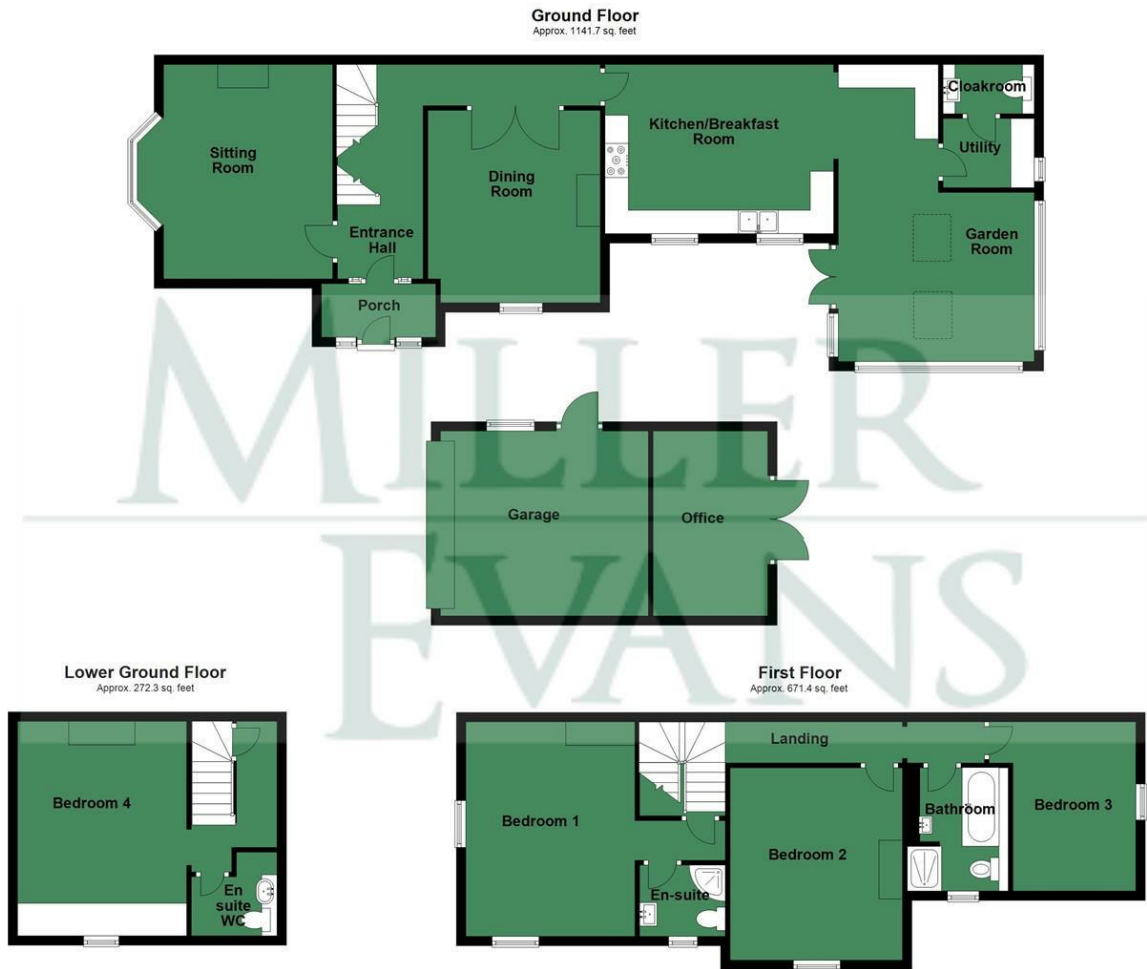








FLOOR PLANS ...

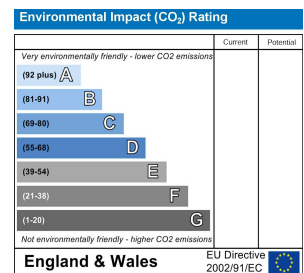
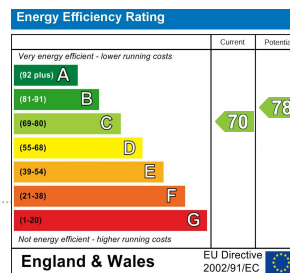
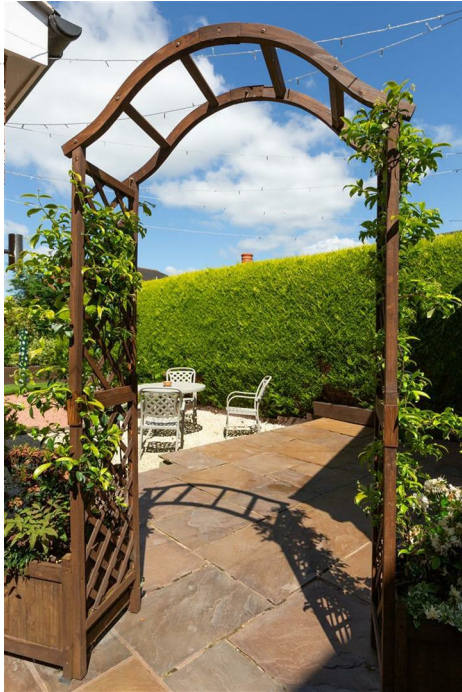


Total area: approx. 2085.4 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit into Cophorne Road. Continue for some distance, eventually turning right into Granville Street. The property will be found on the left hand side.



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:



Head Office:
Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office
4 The Square, Church Stretton SY6 6DA
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