



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**7 The Hawthorns, Shrewsbury, SY3 7NA**

**£750,000  
Price Guide**

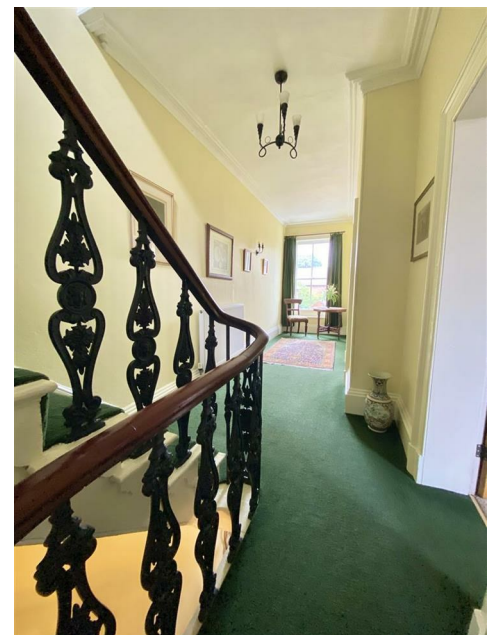
To view this property please call us on **01743 236 800** Ref: T7707/SL/KQ

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# An imposing six bedroomed Victorian family residence, situated in this favoured residential area.

This impressive six bedroom property provides well planned and well proportioned accommodation with rooms of pleasing dimensions throughout. The property, which has been much loved, is well maintained and presented throughout to an exacting standard. The accommodation benefits from gas fired central heating. Large loft for storage. No upward chain.

The property is situated in a quiet cul-de-sac, in this popular and sought after residential area, well placed within reach of excellent amenities including local shops, schools in both the state and private sector, the nearby town centre boasts a wealth of fashionable bars and restaurants, boutique style shops, the Theatre Severn and Quarry Park and Dingle Gardens.



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## INSIDE THE PROPERTY

### IMPRESSIVE ENTRANCE HALL

#### RECEPTION ROOM 1

13'0" x 14'6" (3.96m x 4.42m)

A pleasant room with ornamental cast iron fireplace with tiled slips, tiled hearth, surround and mantel  
Deep bay window overlooking the front reception area

#### RECEPTION ROOM 2

14'0" x 13'2" (4.26m x 4.02m)

Fireplace with surround and mantel  
Window overlooking the garden

#### REAR HALL

Glazed door allowing access to the garden  
Door to useful cellar.

#### CELLAR

Large three roomed cellar providing ideal storage space, wine cellar and used as a home gym

#### CLOAKROOM

Wash hand basin, wc

#### DINING ROOM

12'0" x 16'2" (3.66m x 4.93m)

Fireplace recess with open mantel and inset log burning stove  
Side window overlooking the garden

#### KITCHEN

8'10" x 12'3" (2.69m x 3.73m)

Neatly appointed and fitted with a range of matching modern units  
Side window  
Panelled and part glazed door to:

#### UTILITY ROOM

9'10" x 11'11" (3.00m x 3.64m)

Range of matching base units  
Space and plumbing for washing machine, tumble dryer etc.  
Glazed picture windows and French doors to the garden

From the entrance hall, an attractive STAIRCASE with mahogany hand rail and wrought iron balustrade rises to a spacious FIRST FLOOR LANDING with window to the fore.

#### BEDROOM 1

13'0" x 14'4" (3.96m x 4.36m)

Ornamental cast iron fireplace with surround and mantel  
Bay window to the front  
Further side window

#### BEDROOM 2

14'0" x 13'2" (4.26m x 4.02m)

Communicating door with bedroom one.  
Cast iron fireplace with surround and mantel  
Window overlooking the rear garden

#### EN SUITE BATHROOM

Panelled bath with shower attachment and shower screen  
Pedestal wash hand basin, wc

#### BEDROOM 3

12'0" x 16'2" (3.66m x 4.93m)

Window to the side

#### BATHROOM

Panelled bath with mixer tap and shower attachment  
Wash hand basin, wc

The STAIRCASE with hand rail and balustrade rises to a SECOND FLOOR LANDING

#### BEDROOM 4

14'0" x 13'1" (4.26m x 3.98m)

Cast iron fireplace  
Window overlooking garden

#### BEDROOM 5

12'7" x 11'10" (3.84m x 3.61m)

Cast iron fireplace

#### BEDROOM 6

8'7" x 8'3" (2.61m x 2.52m)

Currently used as an office

#### SHOWER ROOM

Walk in shower  
Wash hand basin, wc  
Good storage area behind the shower

## OUTSIDE THE PROPERTY

### FORMER COACH HOUSE

Currently providing an ideal storage space. Subject to any necessary planning consents, the Coach House could provide independent living accommodation or home office

The property is set back from the road by a neatly kept gravelled forecourt, which provides parking for two cars

There is an attractive and enclosed REAR GARDEN which is laid predominantly to lawn with a paved patio and terrace, well stocked floral and shrubbery borders, archway features to a further side area which is laid to lawn with a soft fruit garden with gateway access to the rear.

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# FLOOR PLANS ...

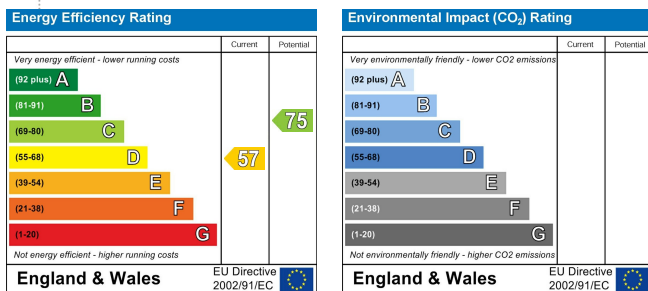


Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system into Coleham Head. Continue along Belle Vue Road, eventually turning left into Hawthorn Road. Continue to the top of Hawthorn Road and carry straight on into The Hawthorns 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: D

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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