



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

43 South Hermitage, Shrewsbury, SY3 7JS

£825,000 Region

To view this property please call us on **01743 236 800** Ref: T7708/SL/KQ

A particularly well appointed, much improved and extended, five bedroom detached family house.

This well appointed, much improved and extended, five bedroom family residence provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. In particular, the large open-plan kitchen, sitting room and dining room to the rear with bi-folding doors to the south facing rear garden. The property has the benefit of gas fired central heating and double glazing.

The property is located in this popular and highly desirable residential area, well placed within reach of excellent schools, the town centre with many fashionable bars, restaurants, the Theatre Severn and Shrewsbury railway station. The property is also ideally placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

Panelled entrance door with decorative stained glass leaded lights with glazed side screens to:

ENTRANCE HALL

Oak floor
Built in understairs store cupboard

SITTING ROOM

10'10" x 13'4" (3.30m x 4.06m)
A pleasant room with oak floor
Inset wood burning stove
Window to the side
Bow window overlooking the front

STUDY

6'4" x 8'9" (1.93m x 2.67m)
Bow window to the front.

SPACIOUS OPEN-PLAN LIVING SPACE

21'10" x 29'7" (6.65m x 9.02m)
KITCHEN / DINING ROOM / SITTING ROOM / SNUG
Kitchen is attractively appointed and fitted with a range of matching units with integrated appliances
Window and bi-folding doors to the rear garden
Open chimney breast with inset log burning stove to dining area and snug.
Snug with window to the side

UTILITY ROOM

5'0" x 8'9" (1.52m x 2.67m)

SHOWER ROOM

Inset shower
Wash hand basin, wc

From the entrance hall STAIRCASE with handrail and balustrade rises to FIRST FLOOR LANDING

BEDROOM 1

12'4" x 12'3" (3.76m x 3.73m)
Bow window to the front
Further side window

BEDROOM 2

11'3" x 12'3" (3.42m x 3.73m)
Window to the rear garden
Side window

BEDROOM 3

11'10" x 8'9" (3.60m x 2.67m)
Double door built in wardrobe
Window to the front with side window

BEDROOM 4

11'1" x 9'0" (3.38m x 2.75m)
Double door built in wardrobe
Window overlooking the rear garden

BEDROOM 5

7'10" x 8'0" (2.39m x 2.44m)
Window to the front

FAMILY BATHROOM

Luxuriously appointed with a panelled bath
Wash hand basin, wc
Large walk in shower with overhead Drench shower head.

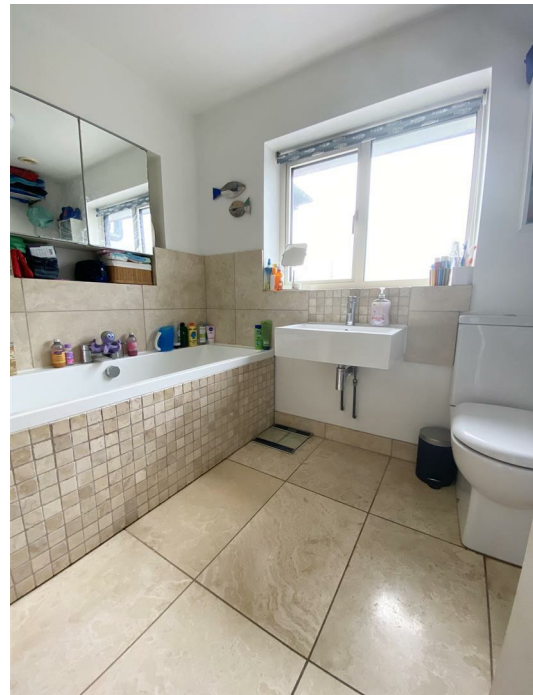
OUTSIDE THE PROPERTY

The property is set back from the road and approached over a double width tegula paved drive which provides ample parking and serves the reception area with a forecourt laid to lawn with shrubbery displays.

There is a good sized SOUTH FACING REAR GARDEN with an attractively paved patio and terrace, extensive neatly kept lawns with floral and shrubbery borders, a variety of inset specimen trees and vegetable garden with raised vegetable beds. The whole garden is well enclosed on all sides and enjoys a sunny aspect.



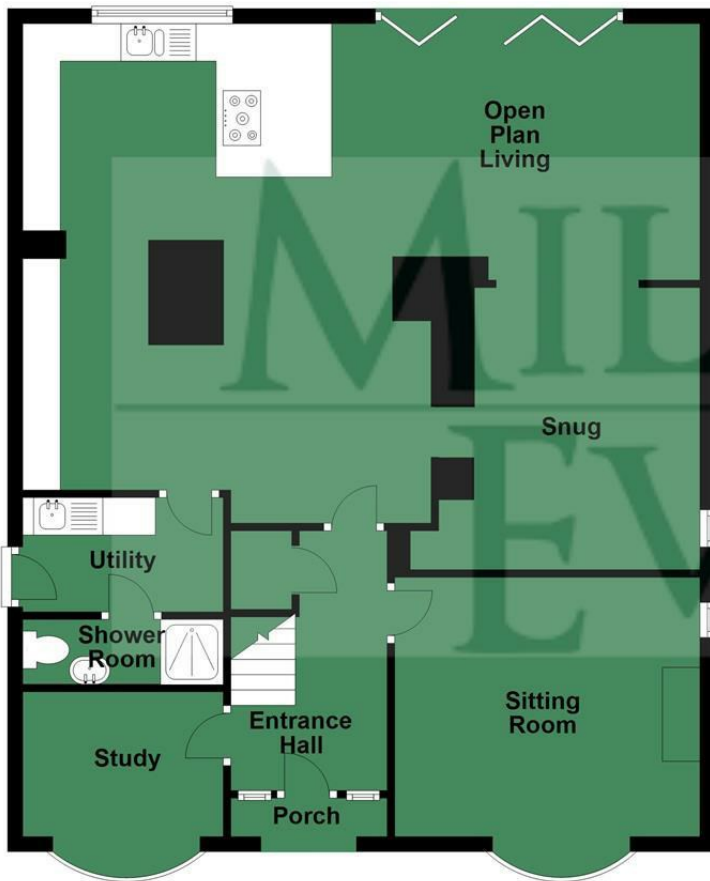






FLOOR PLANS ...

Ground Floor
Approx. 1243.2 sq. feet



First Floor
Approx. 733.7 sq. feet



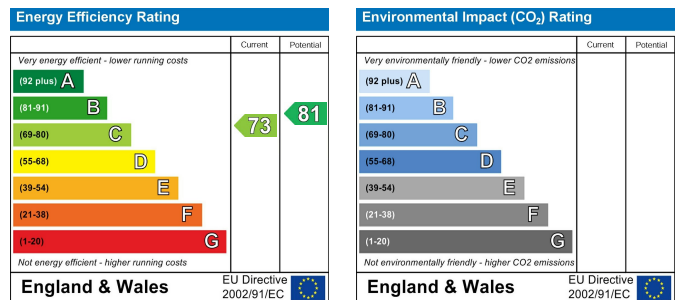
Total area: approx. 1976.9 sq. feet

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 English Bridge around the gyratory system onto Coleham Head. Turn right at the mini-island and proceed through Longden Coleham. After some distance, turn left into South Hermitage. Continue for a short distance and 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:



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Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

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