



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Roberts Way, Shrewsbury, SY2 6FU

£435,000 Region

To view this property please call us on **01743 236 800** Ref: T7741/SL/KQ

A truly immaculate, well appointed and neatly presented, modern, detached four bedroom family residence.

This well appointed and immaculately presented, modern, detached family home provides well planned and well proportioned family accommodation with the benefit of double glazing and gas fired central heating.

The property occupies an enviable corner plot on this popular and convenient residential development, well placed within reach of excellent amenities, including shops, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

SPACIOUS ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

11'3" x 15'0" (3.43m x 4.57m)

A pleasant room with bay window to the front

STUDY

7'9" x 7'10" (2.35m x 2.39m)

KITCHEN / DINING ROOM

9'9" x 23'2" (2.97m x 7.06m)

Neatly appointed and fitted with a range of matching units with integrated appliances

Windows overlooking the garden

Glazed French doors to the garden

UTILITY ROOM

7'0" x 6'4" (2.13m x 1.93m)

Fitted with a range of matching units

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

BEDROOM 1

11'3" x 13'2" (3.43m x 4.02m)

EN SUITE SHOWER ROOM

Large walk in shower

Pedestal wash hand basin, wc

BEDROOM 2

13'7" x 10'2" (4.15m x 3.10m)

BEDROOM 3

10'0" x 12'8" (3.05m x 3.86m)

BEDROOM 4

11'3" x 10'0" (3.43m x 3.05m)

FAMILY BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

DETACHED SINGLE GARAGE

The property is divided from the road by an open-plan forecourt which is attractively planted with a pathway serving the reception area and a double width tarmacadam drive providing ample parking space and serving the garage.

There is an attractively landscaped REAR GARDEN with an extensive paved patio and terrace, ideal for entertaining. The remainder laid neatly to lawn and enclosed on all sides.



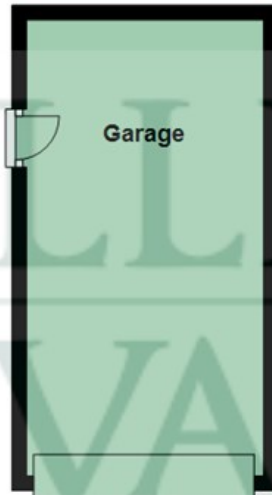
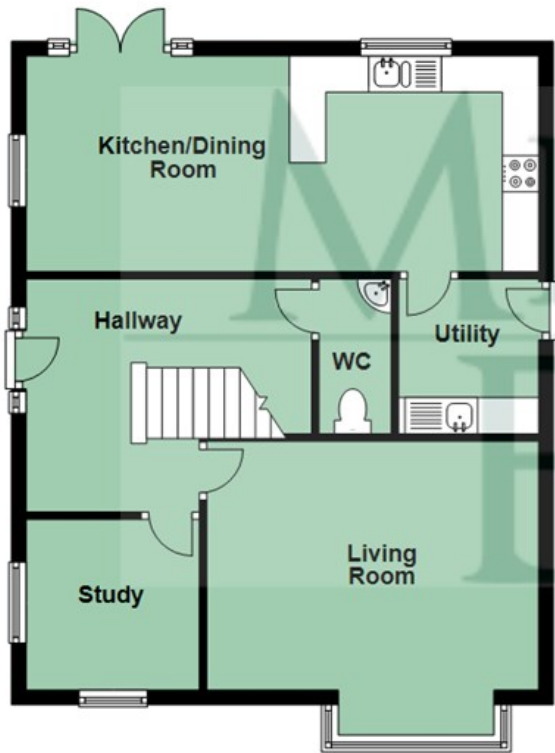




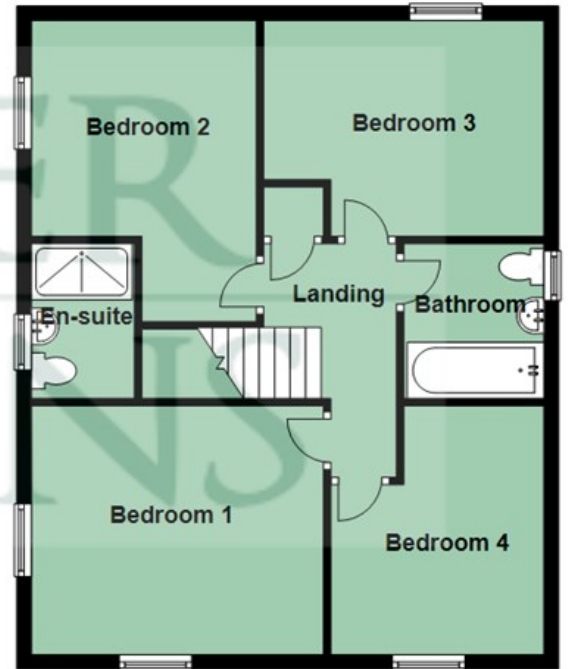


FLOOR PLANS ...

Ground Floor
Approx. 893.0 sq. feet



First Floor
Approx. 670.0 sq. feet

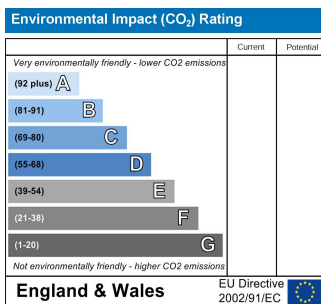
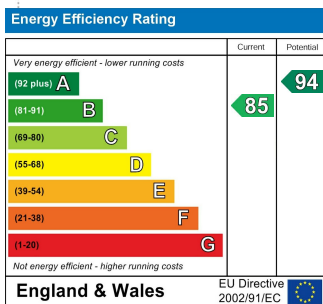


Total area: approx. 1563.0 sq. feet

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 along Oteley Road. Continue for some distance, eventually turning right into Thrower Road. Turn left into Fox Avenue and continue for some distance, turning right into Roberts Way, where the property will be found almost immediately on the right 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:



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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