



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

13 Crossbill Road, Shrewsbury SY3 9FF

£425,000 Region

To view this property please call us on **01743 236 800** Ref: T7763/WM/MU

An imposing and well appointed, 4 bedroomed, detached family house.

This imposing and well appointed, 4 bedroomed, detached family house provides well planned and well proportioned accommodation throughout. Hall, living room, kitchen/dining room, utility, downstairs wc, 4 bedrooms, main family bathroom and en suite to bedroom one. Extensive driveway providing ample parking, single garage and a neatly kept rear garden. The property also benefits from gas-fired central heating. No upward chain.

This property is situated in a quiet cul-de-sac position in this popular and convenient location, close to excellent amenities within the catchment area for the Priory and Meole Brace Secondary Schools, close to Shrewsbury hospital and well placed within easy reach of the nearby town centre and main road networks.



INSIDE THE PROPERTY

HALL

LIVING ROOM

15'2" x 12'4" (4.62m x 3.76m)

Understairs storage cupboard.

Windows to the fore and spacious living accommodation.

KITCHEN/DINING ROOM

11'6" x 21'0" (3.51m x 6.41m)

Fitted with a range of matching wall and base units

Window to the rear

French doors leading out to the patio area

Access to :

UTILITY

6'3" x 5'10" (1.90m x 1.77m)

Fitted with base units

Access to rear garden

Access to :

DOWNSTAIRS WC

Low flush wc

Wash hand basin.

A STAIRCASE rises from the hall to the FIRST FLOOR LANDING

BEDROOM 1

13'5" x 10'9" (4.09m x 3.27m)

Window to front,

Access to :

EN SUITE

Shower cubicle

Low flush wc

Wash hand basin.

BEDROOM 2

13'3" x 9'1" (4.04m x 2.77m)

Fitted wardrobes

Window to the rear.

BEDROOM 3

11'8" x 11'1" (3.55m x 3.37m)

Window to rear.

BEDROOM 4

12'0" x 10'7" (3.65m x 3.23m)

Window to fore.

BATHROOM

Wash hand basin

Low flush wc

Panelled bath

Window to the rear.

OUTSIDE THE PROPERTY

GARAGE

Up and over door.

TO THE FRONT the property is approached over a brick laid driveway providing ample parking. There is an area predominantly laid to lawn with shrubby borders and access to the single garage. Gated access to the left hand side of the property.

To the rear of the property there is a patio area, perfect for outdoor entertaining. A gently sloped GARDEN leading down to a summerhouse and an area predominantly laid to lawn. The property is enclosed on all sides with wooden fencing and mature hedging.



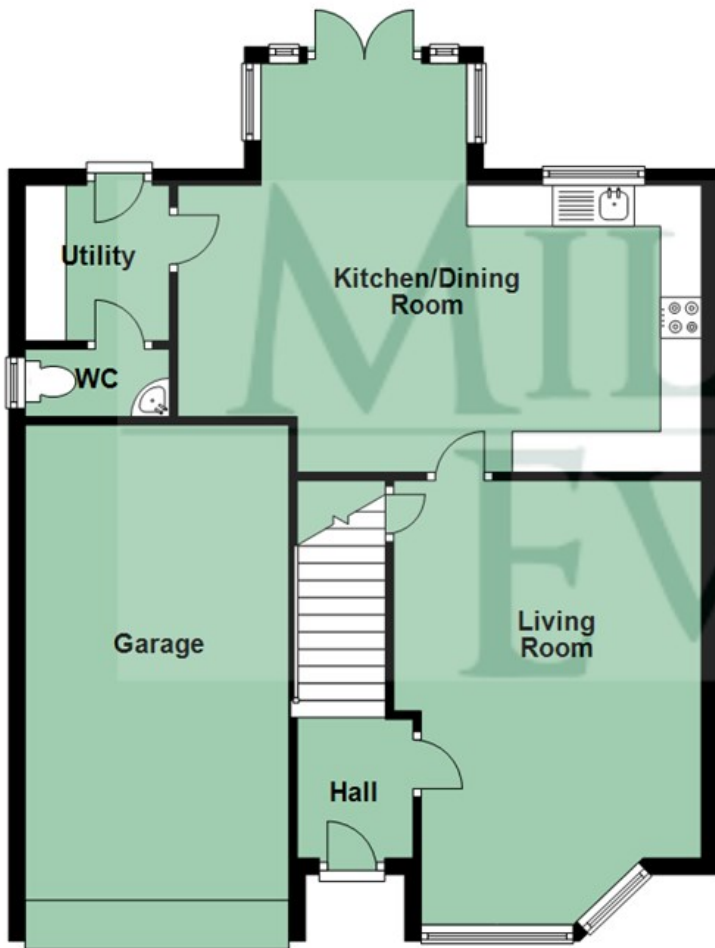




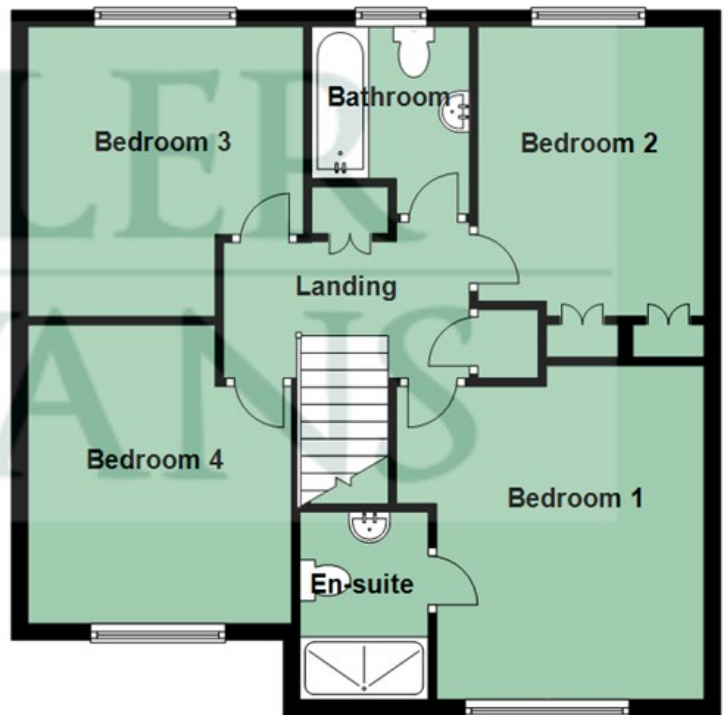


FLOOR PLANS ...

Ground Floor
Approx. 821.1 sq. feet



First Floor
Approx. 694.8 sq. feet



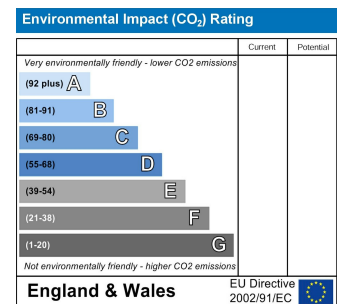
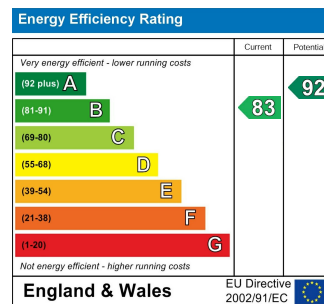
Total area: approx. 1515.9 sq. feet

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 by taking the Porthill Road to the island taking the second exit onto Radbrook Road. At the next roundabout take the third exit onto Red Deer Road, turning left onto Crossbill Road. Continue along Crossbill Road and turn left where the property will be found on the left 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: 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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