



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

9 Cavendish Close, Bicton Heath, Shrewsbury, SY3 5PG

£560,000 Region

To view this property please call us on **01743 236 800** Ref: T7772/SL/KQ

A spacious, superior, detached, five bedroom family house.

This superior five bedroom detached family home provides well planned and well proportioned accommodation with rooms of pleasing dimensions and briefly comprises; spacious and attractive entrance hall, cloakroom, three reception rooms, spacious kitchen/breakfast room and utility room. On the first floor there is a master bedroom with en suite bathroom, guest bedroom two with en suite shower room, three further bedrooms and a well appointed family bathroom. Detached double garage and parking. Enclosed south facing rear garden. The property benefits from gas fired central heating and double glazing.

The property occupies an enviable cul-de-sac position on this popular and established residential development, situated on the western fringe of Shrewsbury. The property is well placed within reach of popular schools, bus service to the town centre with its many fashionable bars and restaurants and boutique style shops, Theatre Severn and Shrewsbury railway station.



INSIDE THE PROPERTY

ENTRANCE VESTIBULE

Glazed double doors to:

SPACIOUS AND ATTRACTIVE ENTRANCE HALL

Built in understairs store cupboard

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

18'4" x 14'9" (5.59m x 4.50m)

A pleasant room with fireplace feature with Adam style surround and mantel, marble slips, raised marble hearth and inset living flame coal effect gas fire

Glazed double French doors with side screens opening onto the garden

Double doors to:

DINING ROOM

13'8" x 11'5" (4.17m x 3.48m)

Window overlooking the garden to the front

FAMILY ROOM

14'4" x 9'4" (4.37m x 2.84m)

Two windows overlooking the front garden

KITCHEN / BREAKFAST ROOM

19'8" x 11'9" (6m x 3.6m)

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

Glazed French doors allowing access to the garden

UTILITY ROOM

Range of matching units

Glazed door to the garden

STAIRCASE with hand rail and balustrade rising from entrance hall to an attractive FIRST FLOOR LANDING with access to roof space and large airing cupboard enclosing hot water cylinder and slatted shelving.

MASTER BEDROOM

15'5" x 11'4" (4.70m x 3.45m)

Two double door built in double wardrobes

Window overlooking the rear garden

EN SUITE BATHROOM

Panelled bath with shower over

Wash hand basin, wc

GUEST BEDROOM 2

12'10" x 11'5" (3.91m x 3.48m)

Double door built in wardrobe

Further range of built in wardrobes

EN SUITE SHOWER ROOM

Fully tiled shower cubicle

Wash hand basin, wc

BEDROOM 3

11'3" x 11'1" (3.43m x 3.38m)

Three double door built in wardrobes

BEDROOM 4

11'4" x 7'11" (3.45m x 2.41m)

Double door built in wardrobe

BEDROOM 5

10'3" x 7'1" (3.12m x 2.16m)

FAMILY BATHROOM

Neatly appointed with a panelled bath with shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

Carousel up and over door

Electric light and power supply.

The property is approached over a tarmacadam drive with a forecourt providing ample parking space and serving the garage. There is an attractive garden laid to lawn with established shrubs and a pathway serving the reception area.

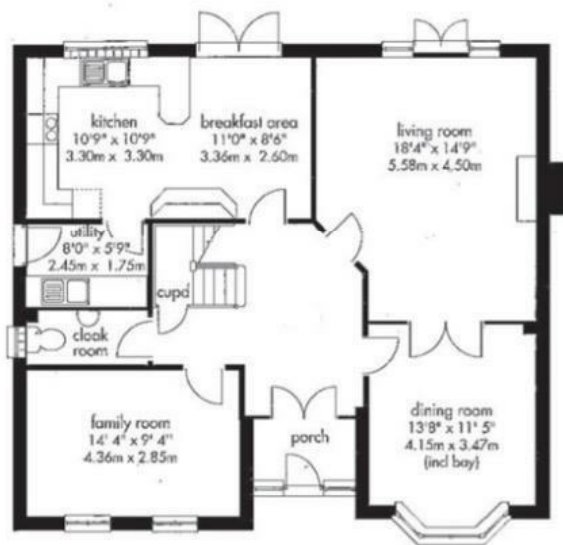
There is a pleasant, private and well stocked SOUTH FACING REAR GARDEN predominantly laid to lawn with a variety of established ornamental trees and shrubs, circular paved sun terrace and a further paved patio. The whole garden is neatly kept and well enclosed on all sides.



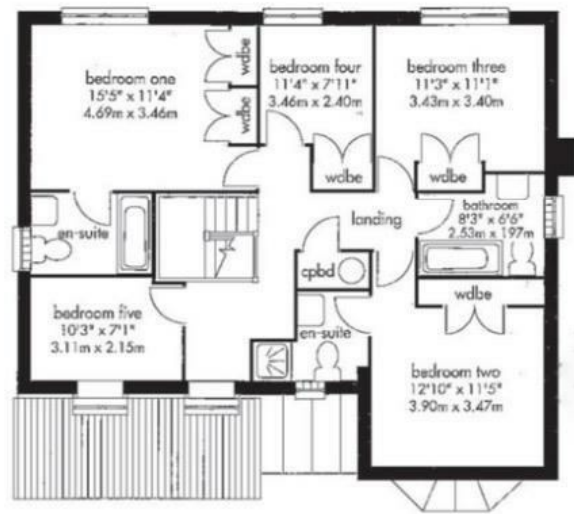




FLOOR PLANS ...



ground floor



first floor

Double Garage

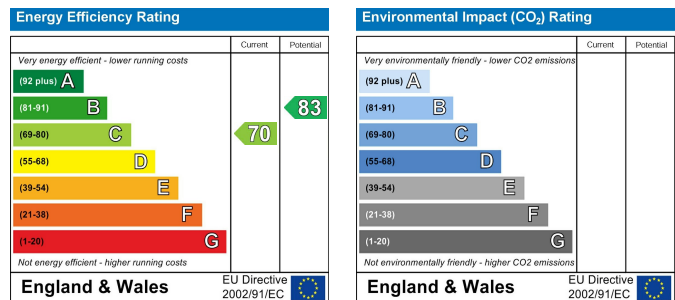
Approx. 271.9 sq. feet



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto The Mount. Continue to the traffic lights, turning right then bearing left onto the A458 (Welshpool Road). At the first island, turn left into Somerby Drive. Turn left into Cavendish Close where the property will be found.

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: F

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.

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www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)