



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

76 Oakfield Road, Shrewsbury, SY3 8AL

**£415,000
Region**

To view this property please call us on **01743 236 800** Ref: T7797/SL/KQ

An immaculately presented, much improved and extended, three bedroom semi-detached family house.

Welcome to 76 Oakfield Road, a stunningly renovated 1930s semi-detached home that seamlessly blends classic charm with contemporary style. Boasting a beautifully extended open-plan kitchen diner, this property is perfect for modern family living and entertaining. Flooded with natural light from three bi-fold doors and a skylight, the spacious ground floor flows effortlessly into a landscaped garden, ideal for summer gatherings. Upstairs, three thoughtfully presented bedrooms, including a tranquil master bedroom, offer flexible living options for families of all sizes. This is a move-in-ready gem that's sure to impress.

The property is situated in this highly desirable and much sought after residential area of Copthorne, well placed within reach of excellent amenities including local shops, the Royal Shrewsbury Hospital and within catchment of the popular Woodfield, St Georges and The Priory schools. The property is also on a frequent bus service to the town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

Stepping inside, the welcoming tiled entrance hall provides access to the main living areas and stairway to the first floor. Fresh, neutral décor creates an inviting first impression, setting the tone for the beautifully renovated interiors throughout. Additionally, an under-stairs downstairs WC adds convenience and utility to the home.

CLOAKROOM

Wash hand basin, wc
Window

LOUNGE

13'8" x 11'0" (4.16m x 3.35m)

The cosy yet spacious living room offers a peaceful retreat, featuring large windows that bathe the room in natural light. Thoughtfully renovated with modern touches, including a newly-installed wood-burning stove, it provides an ideal space for relaxing or entertaining guests.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

13'9" x 11'0" to 8'7" x 9'4" (4.19m x 3.35m to 2.62m x 2.84m)

The heart of the home, this extended open-plan kitchen diner is perfect for modern living. The stunning, contemporary kitchen boasts high-quality fittings including a boiling water tap, a substantial kitchen island with induction hob, tower double oven, integrated dishwasher and washing machine, sleek cabinetry throughout, and ample quartz workspace. The generous dining area is highlighted by three bi-fold fully glazed doors and a roof skylight. These flood the room with light and provide seamless access to the garden – ideal for outdoor dining and summer gatherings.

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING with the benefits from a spacious attic, providing excellent storage space, with the potential for further development, subject to planning permissions.

BEDROOM 1

13'9" x 11'0" (4.19m x 3.35m)

Positioned at the rear of the house, the spacious master bedroom provides a serene retreat, overlooking the tranquil garden. The room is generously sized, with lots of storage and vanity space built in, and features a soft, neutral colour palette, perfect for unwinding after a long day. With ample space for a large bed and additional furniture, this is an ideal sanctuary for rest and relaxation.

BEDROOM 2

13'8" x 10'0" (4.16m x 3.05m)

Located at the front of the house, this bright double bedroom benefits from an abundance of natural light through its large windows. The room's welcoming atmosphere and generous proportions make it a versatile space, whether used as a comfortable guest room or a stylish personal space for family members.

BEDROOM 3

7'9" x 7'0" (2.35m x 2.13m)

Perfectly suited for a younger child or as a home office, the third bedroom offers a cosy and functional space. Compact yet thoughtfully designed, it's ideal for use as a nursery, child's room, or a quiet workspace for those working from home. This flexible room can easily adapt to suit your needs.

BATHROOM

The contemporary family bathroom is a standout feature, boasting a luxurious freestanding bath and a spacious, separate shower cubicle. Tastefully designed, it offers a tranquil space to relax and rejuvenate after a long day.

OUTSIDE THE PROPERTY

Set back from the road, this charming 1930s semi-detached home greets you with a neatly gravelled driveway, offering ample parking. The classic façade is complemented by a modern interior, making it the perfect blend of period charm and contemporary living.

Step outside to discover a long, well-maintained garden with a gravelled area designed for al fresco entertaining. Further down, a stylish tiled terrace with screening provides a private space to relax and unwind, making it perfect for those who enjoy outdoor living. Two shed structures provide ample storage space.



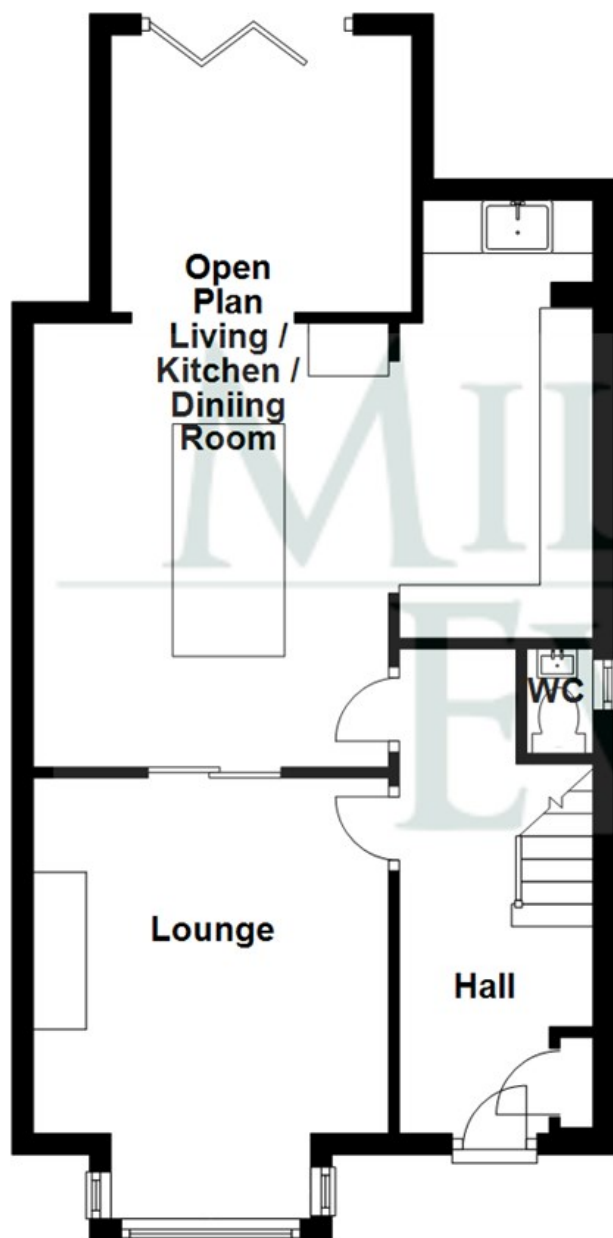




FLOOR PLANS ...

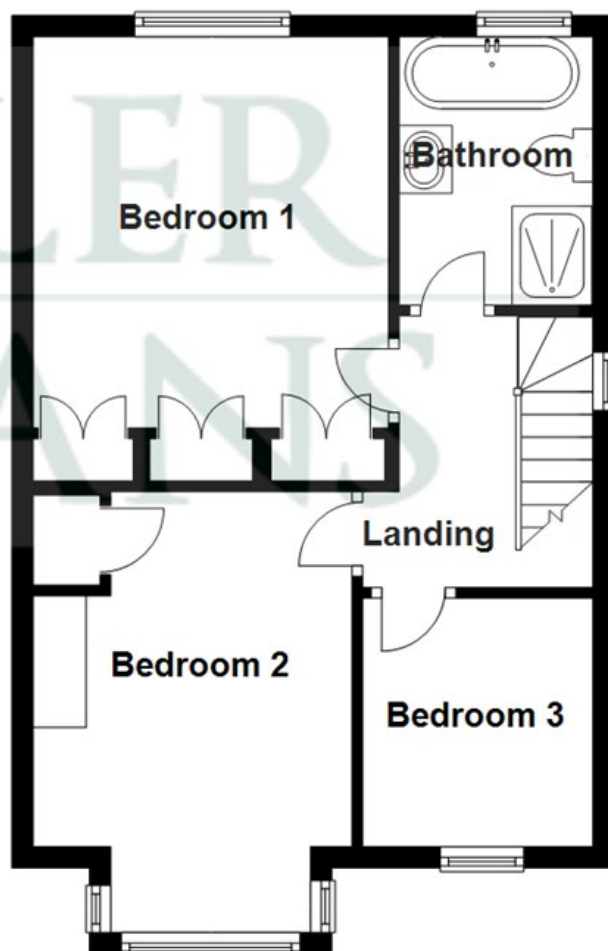
Ground Floor

Approx. 573.0 sq. feet



First Floor

Approx. 451.2 sq. feet



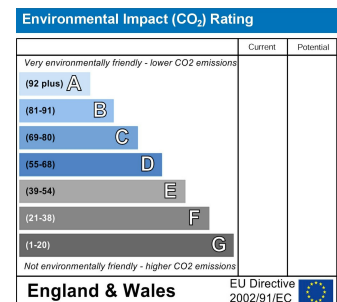
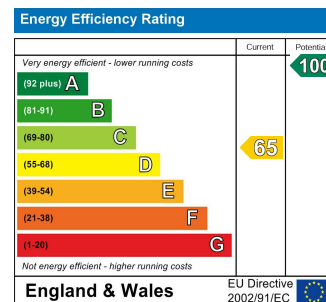
Total area: approx. 1024.2 sq. feet

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 Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Proceed to the Mytton Oak Island, taking the second exit onto Mytton Oak Road. Continue for a further distance, eventually turning left into Oakfield Road and continue for a further distance, 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: C

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.

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Shrewsbury SY1 1QJ
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South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
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www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

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