



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

The Orchard, Alverley Close, Shrewsbury, SY3 8LS

£565,000 Region

To view this property please call us on **01743 236 800** Ref: T7799/SL/KQ

A truly immaculate, well appointed and superior, detached residence.

This detached four bedroom property has been much improved by the current owners and is presented throughout to a particularly high standard and specification. The generously proportioned accommodation provides flexible living and is arranged over two floors, briefly comprising; entrance porch, large dry store, entrance hall, spacious and attractive living room / dining room, kitchen, two bedrooms and shower room to the ground floor. Two further bedrooms with large landing/seating area to the first floor. Ample parking and easily maintained rear garden. The property benefits from double glazing and full gas fired central heating.

The property occupies an enviable, quiet and secluded position, in this conveniently placed residential cul-de-sac, situated on the popular western fringe of Shrewsbury, well placed within reach of excellent amenities which include popular schools, the Royal Shrewsbury Hospital, close proximity to the Shrewsbury by-pass with M54 motorway link and being close to the nearby town centre with all its shopping and transport facilities.



INSIDE THE PROPERTY

GLAZED ENTRANCE PORCH

ENTRANCE HALL

Built in cloaks cupboard

SPACIOUS AND ATTRACTIVE LIVING ROOM / DINING ROOM

20'5" x 14'9" (6.23m x 4.50m)

Fireplace recess housing wood burning stove

Glazed French doors and windows opening onto and overlooking the rear garden

KITCHEN

14'4" x 10'3" (4.37m x 3.12m)

Superbly appointed and comprehensively fitted with a range of high quality contemporary style units with a range of high spec integrated appliances

BEDROOM 1

14'10" x 11'5" (4.52m x 3.48m)

Fitted with a range of built in wardrobes extending the width of one wall

BEDROOM 2

12'6" x 10'0" (3.81m x 3.05m)

Fitted with a range of built in wardrobes

SHOWER ROOM

Luxuriously appointed with a large walk in shower

Dressing surface with inset hand basin, wc

From the entrance hall, a STAIRCASE with a solid oak and glass balustrade rises to:

LARGE FIRST FLOOR FAMILY ROOM

11'3" x 25'1" (3.42m x 7.64m)

(This spacious area could provide additional bedroom accommodation, second bathroom if required and subject to any necessary planning consents)

BEDROOM 3

9'8" x 13'8" (2.95m x 4.16m)

Access to useful eaves storage

BEDROOM 4

9'9" x 25'1" (2.97m x 7.64m)

SEPARATE WC

OUTSIDE THE PROPERTY

LARGE DRY STORE

Large double doors with access from the gravelled driveway and forecourt to the front. Personal door to the porch.

The property is set back and approached over a spacious gravelled forecourt providing ample parking space and serving the reception area.

There is a pathway to the side allowing access to the neatly kept and easily maintained sought facing garden with extensive paved patio area with raised shrubbery displays, containing a variety of specimen trees, flowering shrubs, etc. The whole being neatly kept, well maintained and private with a pleasant due south facing aspect.

Timber clad garden room, especially well equipped and providing an ideal outside entertaining space.





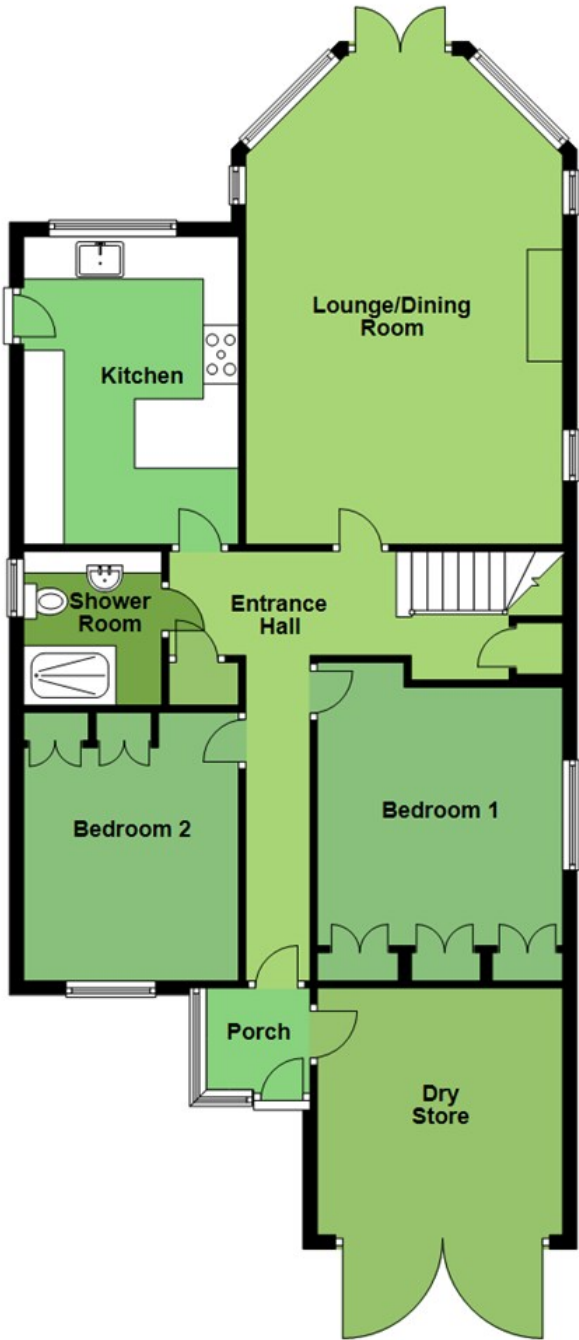




FLOOR PLANS ...

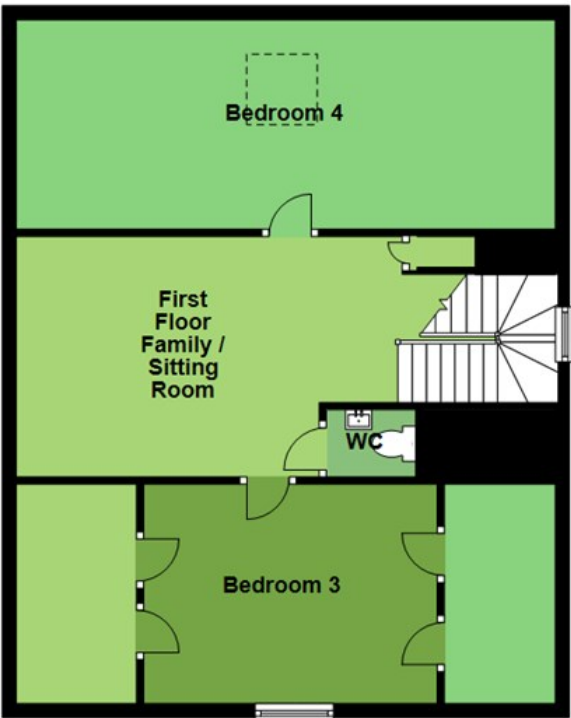
Floor Plan

Approx. 825.7 sq. feet



First Floor

Approx. 790.7 sq. feet



Total area: approx. 1616.4 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 into Copthorne Road. Continue for some distance, eventually turning left into Alverley Close. After a short distance, turn left into a private drive, where the property will be found on the right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	89	89	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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.

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