



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

26 Woodside Drive, Shrewsbury, SY3 9BW

£625,000 Region

To view this property please call us on **01743 236 800** Ref: T7802/SL/KQ

A superior, detached, four/five bedroom family residence.

This superior detached property has been greatly improved by the current owners to provide well planned and well proportioned accommodation which is presented to an exacting standard. The property benefits from gas fired central heating and double glazing and briefly comprises; spacious entrance hall, cloakroom, living room, dining kitchen, utility, study/occasional bedroom 5, master bedroom with dressing room and en suite shower room, three further bedrooms and bathroom. Double garage and ample parking. Well kept enclosed rear garden.

The property is situated in this enviable and sought after residential area, on the Western fringe of Shrewsbury, well placed within reach of excellent schools, the Royal Shrewsbury Hospital, close proximity to the town centre with its many fashionable bars and restaurants, shops, Theatre Severn, the Quarry Park and Dingle gardens and the Shrewsbury railway station.



INSIDE THE PROPERTY

SPACIOUS AND ATTRACTIVE ENTRANCE HALL

Waxed and polished wood block floor
Understairs store cupboard

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

22'10" x 13'5" (6.96m x 4.09m)
A pleasant through room with solid oak floor
Picture window overlooking the front garden
Glazed French doors with side screen opening onto the rear garden

STUDY / OCCASSIONAL BEDROOM 5

9'0" x 11'2" (2.75m x 3.40m)
Solid maple floor
Window overlooking the rear garden

OPEN PLAN KITCHEN / DINING ROOM

22'10" x 11'10" (6.96m x 3.60m)
Superbly appointed with a range of matching contemporary units incorporating a central island unit
Window overlooking the front garden
Glazed French doors with a glazed side screen opening onto the rear garden

WALK IN PANTRY

4'8" x 7'1" (1.41m x 2.16m)
Fitted shelving

UTILITY ROOM

8'11" x 14'0" (2.71m x 4.27m)
Maple flooring
Range of matching contemporary units
Space and plumbing for washing machine
Window overlooking the garden
Glazed door to the garden
Door to garage.

From the entrance hall, a STAIRCASE with hand rail and balustrade rises to FIRST FLOOR LANDING / STUDY AREA (8'5" x 23'4") with waxed polished boarded floor, large cupboard enclosing hot water cylinder and shelving. Two windows overlooking the rear garden.

MASTER BEDROOM

18'2" x 13'5" (5.54m x 4.09m)
Two double door built in wardrobes
Two windows enjoying a duel aspect
Door to:

DRESSING ROOM

5'3" x 5'2" (1.60m x 1.57m)
Fitted shelving and hanging rail

EN SUITE SHOWER ROOM

Large walk in shower with overhead Drench shower
Wash hand basin, wc

BEDROOM 2

16'2" x 14'0" (4.93m x 4.27m)
Two built in storage cupboards
Fitted dressing surface
Range of built in book/display shelving
Window to the front

BEDROOM 3

12'7" x 11'10" (3.83m x 3.60m)
Double door built in wardrobes
Built in book/display shelving
Window overlooking the front

BEDROOM 4

12'10" x 6'7" (3.91m x 2.00m)
Double door built in wardrobe
Window to the front

FAMILY BATHROOM

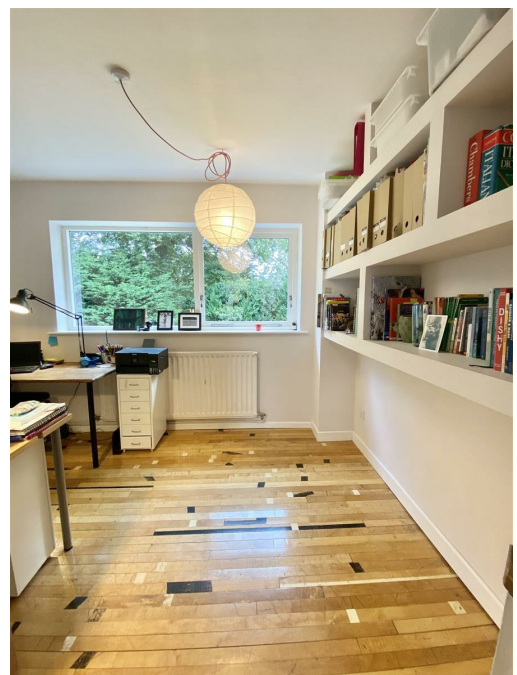
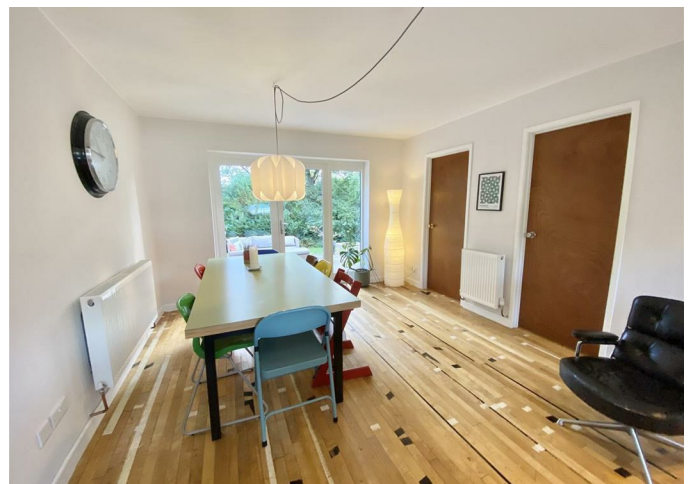
Neatly appointed with a panelled bath with Direct shower and shower screen
Twin hand basins, wc
Window overlooking the rear garden

OUTSIDE THE PROPERTY

DOUBLE GARAGE

The property is divided and screened from the road by established shrubs and approached over a wide tarmac drive and forecourt providing ample parking space, serving the garage and extending to the front serving the reception area with a forecourt which is neatly kept and laid to lawn.

There is a particularly good sized REAR GARDEN which is laid predominantly to lawn with an extensive paved patio which extends the width of the property, providing an ideal outside entertaining space. The garden is well screened by established shrubs and established trees. Garden store shed. To the side there is a further paved area with gateway access to the front. Outside lighting points. Cold water supply tap.







FLOOR PLANS ...

Ground Floor
Approx. 1225.1 sq. feet



First Floor
Approx. 1031.7 sq. feet

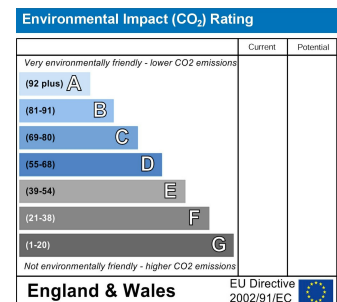
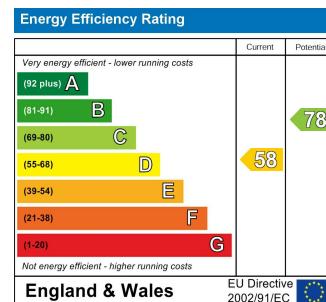


Total area: approx. 2256.8 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

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. Proceed to the top of Copthorne Road to the Mytton Oak traffic island and take the first exit onto Shelton Road. Proceed to the Porthill Island, taking the 3rd exit onto Radbrook Road. Continue for some distance, eventually turning right into Crowmeole Lane. Second right into Sandiway and after some distance, turn right into Woodside Drive, where the property will be found on the right 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: 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.

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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