



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

106 The Mount, Shrewsbury, SY3 8PH

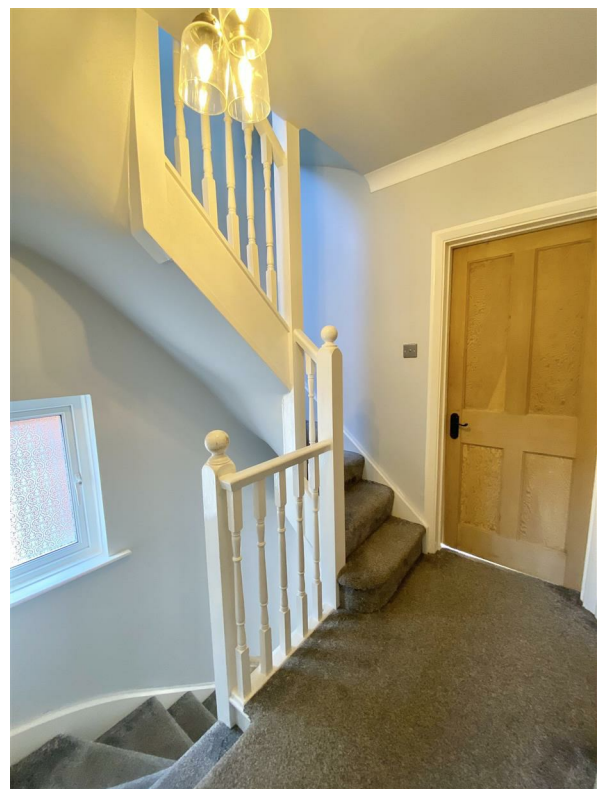
£575,000 Region

To view this property please call us on **01743 236 800** Ref: T7803/SL/KQ

A particularly attractive, well appointed and much improved, four bedroom semi-detached residence.

This semi-detached four bedroom property has been much improved by the current owners and is presented throughout to an exacting standard to provide well planned and well proportioned family accommodation arranged over three floors. The property benefits from gas fired central heating and double glazing.

The property is situated in an enviable position in this highly desirable and popular residential area, well placed within reach of excellent amenities including popular schools, the Royal Shrewsbury Hospital, close proximity to the town centre with its many fashionable bars, restaurants, Theatre Severn, Quarry Park and Dingle Gardens and the Shrewsbury railways station.



INSIDE THE PROPERTY

OPEN ENTRANCE PORCH

Tiled floor

Panelled entrance door with glazed side screens to:

ENTRANCE HALL

Decorative tegula tiled floor with underfloor heating

Double door built in cloaks cupboard

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

11'0" x 13'5" (3.35m x 4.09m)

A pleasant room with large bay window overlooking the front garden

Waxed and polished boarded floor

Attractive fireplace with surround and mantel

Cast iron inset hob grate and a raised marble hearth

L SHALED OPEN PLAN KITCHEN / DINING / FAMILY ROOM

13'0" x 19'9" (3.96m x 6.02m)

Kitchen area attractively appointed with a range of matching modern units with Quartz working surfaces incorporating a central island unit

Tiled floor with underfloor heating

Bi-fold doors opening onto the rear garden

Large double door built in store cupboard

Tiled floor

Two windows overlooking the garden

From the entrance hall a STAIRCASE with hand rail and balustrade rises to a FIRST FLOOR LANDING

BEDROOM 2

11'0" x 12'8" (3.35m x 3.86m)

Bay window to the front

BEDROOM 3

13'0" x 11'1" (3.96m x 3.38m)

Window overlooking the rear garden

BEDROOM 4

8'10" x 8'4" (2.69m x 2.54m)

Window overlooking the rear garden

SHOWER ROOM

Oval walk in shower with Direct mixer shower

Wash hand basin, wc

Built in linen cupboard

From the first floor landing STAIRCASE continues to a second floor landing with double door built in store cupboard.

BEDROOM 1

13'11" x 11'1" (4.25m x 3.37m)

Windows overlooking the rear garden with far reaching views beyond.

SHOWER ROOM

Large walk in shower with Direct mixer shower

Dressing surface with onset circular hand basin, wc

OUTSIDE THE PROPERTY

The property is set back and elevated from The Mount by an ornamental dry stone wall and approached over a tarmacadam drive with forecourt providing ample parking space, extending to the side of the property and serving the reception area. The garden to the front is neatly kept and laid to lawn with inset specimen trees and laurel hedge.

A gateway to the side allows access to the particularly attractive and neatly kept rear garden with a gravelled and paved terrace, neatly kept pleasure lawn with inset trees, a further gravelled area and raised patio and terrace, providing an ideal outdoor entertaining space, enclosed on all sides by closely boarded wooden fencing and further mature trees, affording the garden seclusion and privacy. Timber garden store.

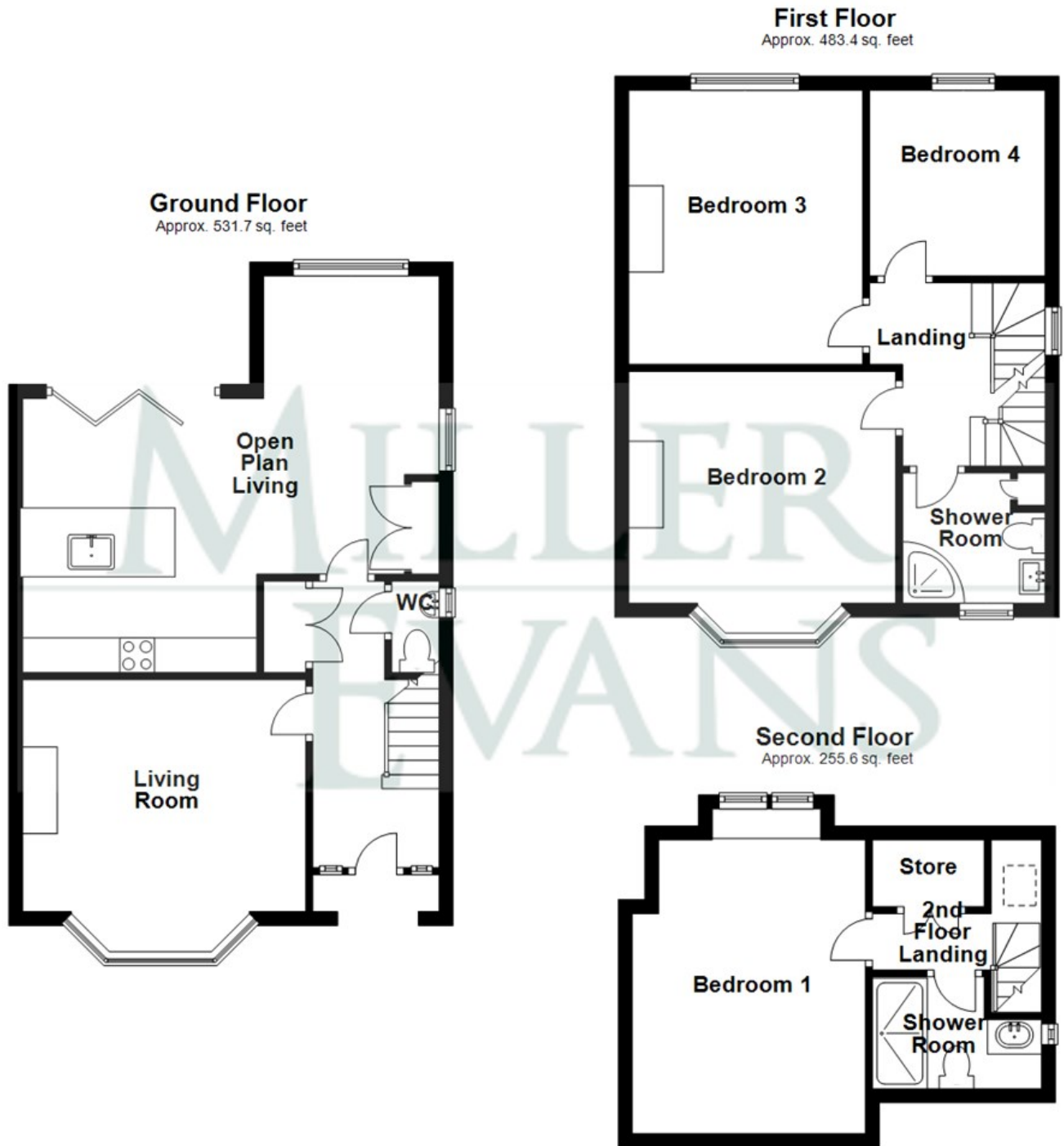








FLOOR PLANS ...



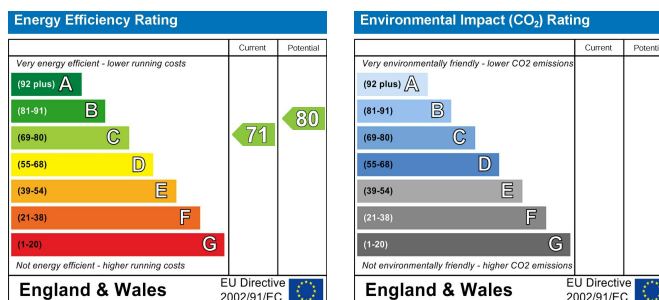
Total area: approx. 1270.8 sq. feet

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 second exit onto The Mount. Continue along The Mount for some distance, where the property will be found set back and in an elevated position 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: 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.

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:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



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)