



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

57 Whitfield Crescent, Shrewsbury, SY3 8FD

£565,000 Region

To view this property please call us on **01743 236 800** Ref: T7727/SL/KQ

An immaculately presented, modern, four bedroomed detached family house.

This immaculately presented, modern, detached four bedroom property provides spacious accommodation briefly comprising; reception hall, sitting room, superb open-plan kitchen/dining/family room, utility and cloakroom. Master bedroom with en suite shower room, three further bedrooms and bathroom. Garage and parking. Enclosed well maintained gardens. The property benefits from gas fired central heating and double glazing.

The property is situated in a popular and convenient location close to excellent local amenities and access to the nearby town centre with all its major shopping and transport facilities, Quarry Park and Dingle Gardens, while also being well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

RECEPTION HALL

SITTING ROOM

14'1" x 14'1" (4.29m x 4.29m)
Window to the front

KITCHEN / DINING / FAMILY ROOM

20'10" x 18'4" (6.35m x 5.59m)
Range of matching wall and base units
Double oven
Central island unit with hob and extractor hood
French doors to rear garden

UTILITY

Base unit with sink
Door to garden

CLOAKROOM

Wash hand basin, wc

STAIRCASE rising from reception hall to FIRST FLOOR
LANDING

BEDROOM 1

15'6" x 13'11" (4.72m x 4.24m)

EN SUITE SHOWER ROOM

Shower cubicle
Wash hand basin, wc

BEDROOM 2

11'9" x 10'8" (3.58m x 3.25m)

BEDROOM 3

11'9" x 10'5" (3.58m x 3.18m)

BEDROOM 4

10'5" x 10'4" (3.18m x 3.15m)

BATHROOM

Panelled bath
Shower cubicle
Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

Currently used as a Gym.

The property is divided from the road by a driveway providing parking and giving access to the garage and reception area, flanked by lawn with mature shrub beds. Electric car charging point.

Good sized, enclosed REAR GARDEN laid to lawn with two paved patios and shrub beds and borders.



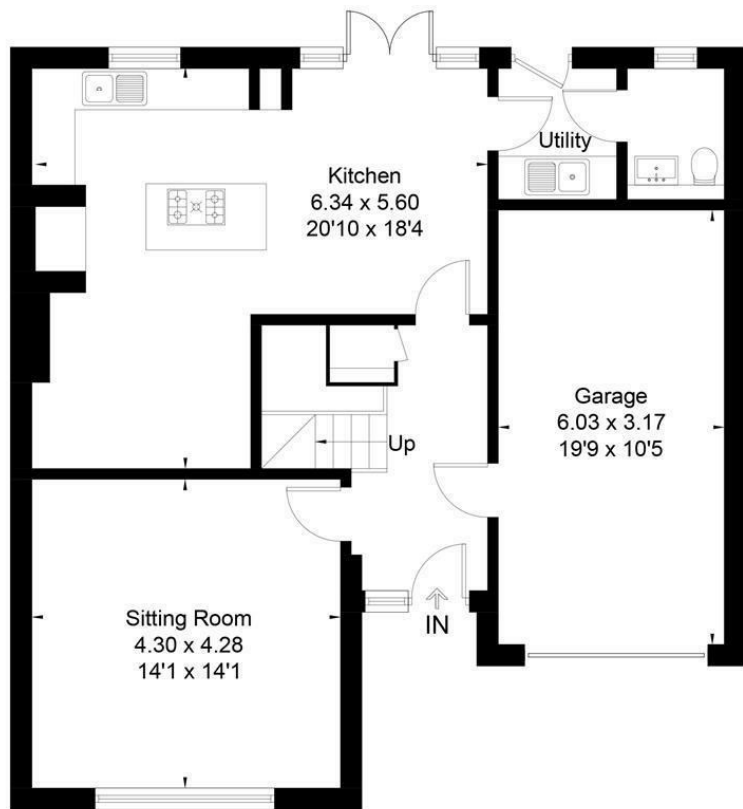




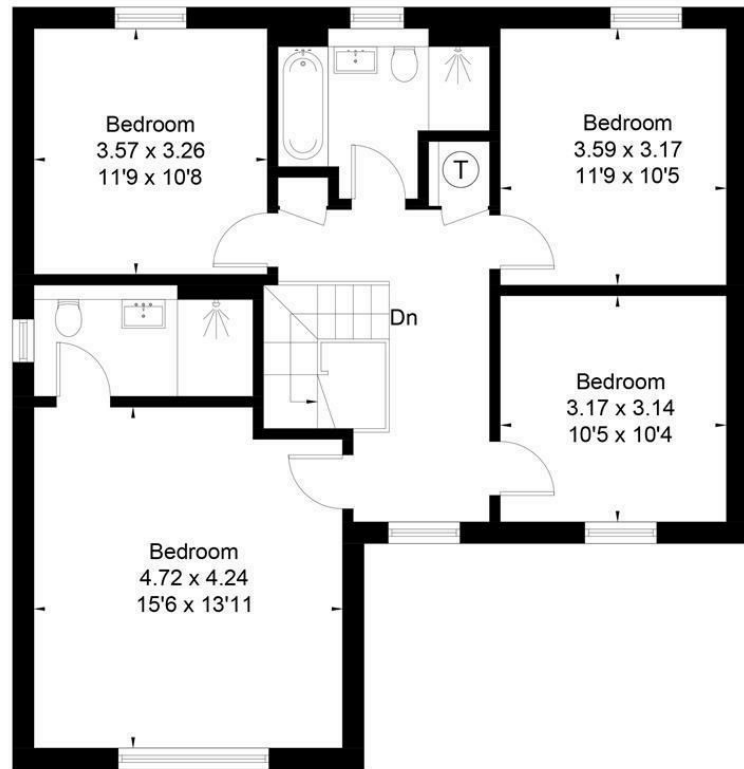


FLOOR PLANS ...

Approximate Floor Area = 165.0 sq m / 1776 sq ft (Including Garage)



Ground Floor



First Floor

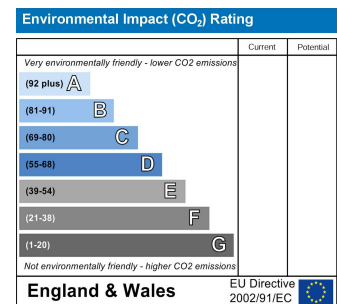
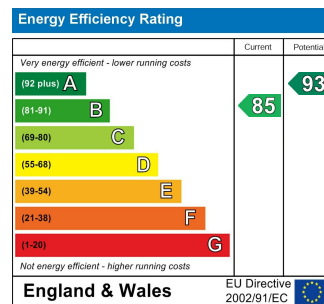


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only @djd.london #66610

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 Cophorne Road. Proceed for a short distance, eventually turning right into Whitfield Crescent 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.

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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