



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Mytton House, 86 London Road, Shrewsbury, SY2 6PN**

**Asking Price  
£550,000**

To view this property please call us on **01743 236 800** Ref: T7812/SL/KQ



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# A truly immaculate and particularly attractive, detached, three bedroom residence, set in landscaped gardens and well placed in this desirable, convenient popular residential development.

The property has been much improved by the current owners and is presented throughout to an exacting standard to provide comfortable family accommodation with rooms of pleasing dimensions. The property benefits from full gas fired heating and double glazed windows with decorative leaded lights.

The property occupies an enviable position in this much sought after and highly desirable residential area, close to excellent amenities including schools, local shops, the town centre and within easy reach of the Shrewsbury by-pass with access to the M54 motorway link to the West Midlands.



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## INSIDE THE PROPERTY

Pillared entrance portico with outside lighting. Panelled entrance door to:

### ENTRANCE HALL

Decorative tiled floor  
Understairs store cupboard

### LIVING ROOM / DINING ROOM

27'8" x 13'0" (8.44m x 3.96m)

A delightful and pleasant through room with a deep bay window with decorative leaded lights overlooking the front garden

Three further windows overlooking the side and rear garden  
Attractive fireplace with limestone surround and mantel and log effect living flame electric fire

### KITCHEN

13'11" x 10'4" (4.25m x 3.15m)

Superbly appointed and fitted with a range of bespoke units with granite working surfaces

### CONSERVATORY

Bespoke Hardwood Victorian style  
Double glazed picture windows overlooking the garden  
Glazed French doors allowing access to the garden

From the entrance hall, an attractive STAIRCASE with hand rail and balustrade rises to an attractive FIRST FLOOR LANDING with built in linen cupboard.

### BEDROOM 1

15'0" x 13'0" (4.58m x 3.96m)

A pleasant room with deep bay window overlooking the front  
Excellent range of built in furniture extending the width of one wall, incorporating wardrobe space, storage drawers and dressing surface

### BEDROOM 2

12'4" x 13'0" (3.76m x 3.96m)

Two windows overlooking the rear garden  
Further side Oriel bow window

### BEDROOM 3

6'2" x 10'4" (1.89m x 3.15m)

Window overlooking the rear garden  
Access to the roof space

### BATHROOM

Neatly appointed with a modern white suite comprising;  
P shaped shower bath with shower attachment and glazed shower screen  
Pedestal wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARDEN ROOM

Providing an ideal outside entertaining space/garden office/therapy room etc.

To the front the property is set back and divided from the road by a neatly kept forecourt which is laid to lawn with shrubbery displays and a central circular rose bed and approached over a gravelled drive with forecourt providing ample parking, serving the formal reception area.

To the rear there is an attractive well stocked, enclosed south facing garden, with a randomly paved patio and terrace, neatly kept lawn and shrubbery and herbaceous borders with a variety of specimen trees, flowering shrubs etc. to the side of the property is an additional gravelled area. The whole being well enclosed on all sides by well maintained closely boarded wooden fencing.









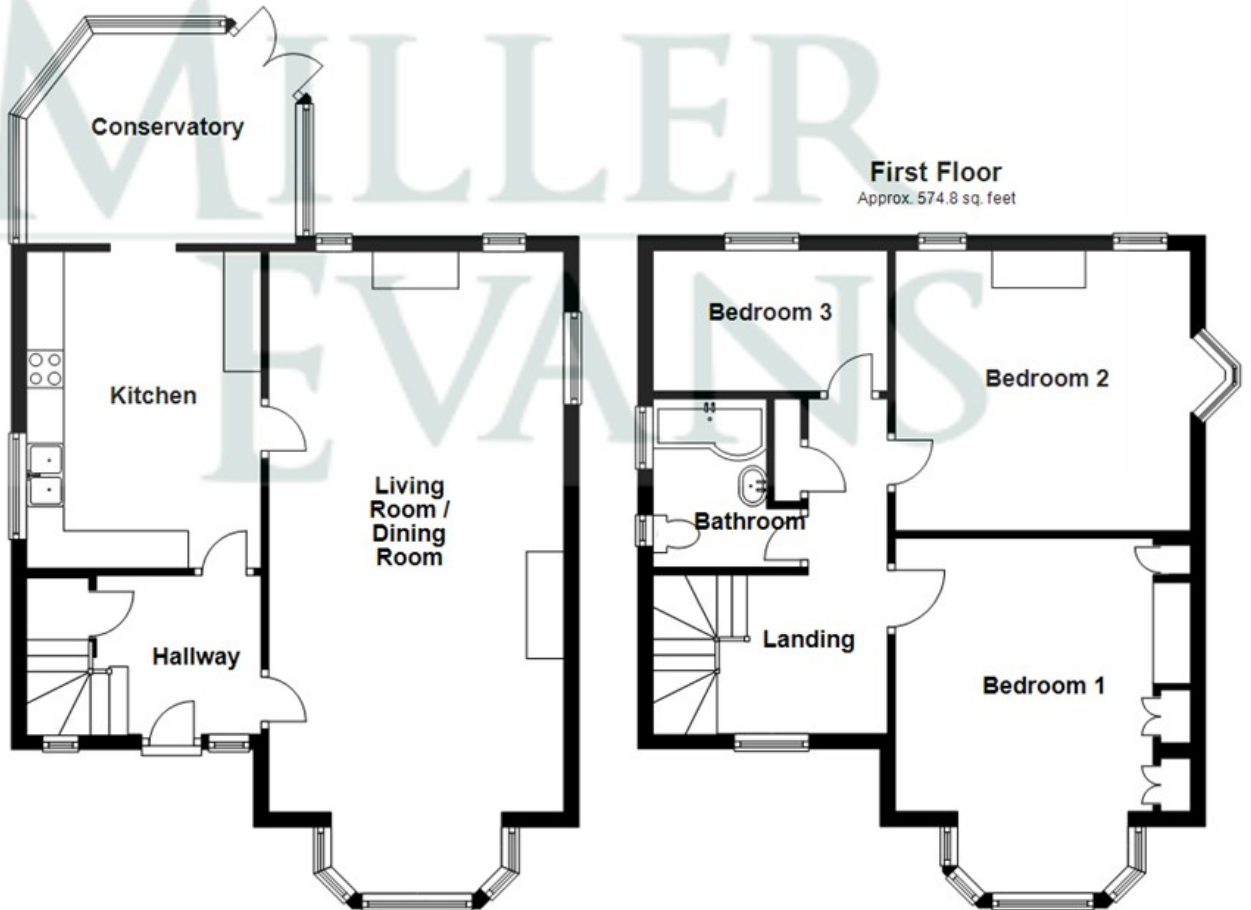
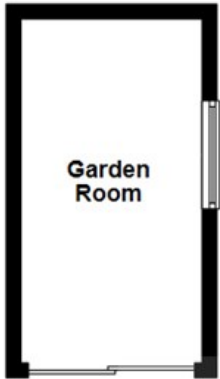






FLOOR PLANS ...

**Ground Floor**  
Approx. 797.2 sq. feet



Total area: approx. 1371.9 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 English Bridge continue the full length of Abbey Foregate to the Column Island. Take the second exit onto London Road, continue for some distance and the property will be found set back on the right hand side.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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: E

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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