



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

11 Dalgleish Crescent, Shrewsbury SY3 9FW

£425,000 Region

To view this property please call us on **01743 236 800** Ref: T7832/SL/MU

An immaculately presented, and exceptionally well appointed, modern, three bedroom detached residence situated on a small exclusive residential development.

This immaculately presented, well appointed, three bedroom detached residence benefits from contemporary design and bespoke living accommodation throughout, with rooms of pleasing dimensions and open-plan living space, presented to an exacting standard. The property benefits from double glazing, gas fired central heating, ample parking and a landscaped rear garden.

The property is pleasantly situated on this small exclusive residential development, close to excellent local amenities, including shops, schools and The Royal Shrewsbury Hospital. The property is also within easy reach of the nearby town centre with its many fashionable bars and restaurants, Theatre Severn, boutique style shops, the Quarry Park and Dingle Gardens and Shrewsbury Railway Station. The property is also well placed within easy reach of the Shrewsbury by pass allowing easy access to the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

16'1" x 3'7" (4.90m x 1.09m)

Large store cupboard housing boiler

CLOAKROOM

5'7" x 2'7" (1.70m x 0.79m)

Wash hand basin, wc

KITCHEN/DINING ROOM

16'1" x 10'7" (4.90m x 3.23m)

Neatly fitted with matching wall and base units

Integrated dishwasher, oven and hob over

Space and plumbing for white goods

Large bi-folding oak doors leading to:

LOUNGE

11'9" x 18'0" (3.58m x 5.49m)

Light and airy room

Understairs store cupboard

Bi-folding doors to rear garden

STAIRCASE rising to FIRST FLOOR LANDING with large airing cupboard

BEDROOM 1

11'5" x 11'6" (3.48m x 3.51m)

Built in double wardrobe with wooden sliding doors

EN SUITE SHOWER ROOM

3'11" x 7'1" (1.19m x 2.17m)

Corner shower cubicle

Wash hand basin, wc

BEDROOM 2

13'2" x 8'2" (4.01m x 2.49m)

Loft access.

BEDROOM 3

9'9" x 9'3" (2.97m x 2.82m)

Store cupboard over stairs

BATHROOM

Neatly fitted with panelled bath with shower over and glass shower screen

Wash hand basin, wc

OUTSIDE THE PROPERTY

There is a low maintenance forecourt to the front with brick paved path leading to the reception area with block paved drive providing ample parking. Gated access to the rear garden.

There is an attractive REAR GARDEN laid to lawn with large paved patio area with Pergola over, raised floral and shrubbery beds, further patio seating area. The whole enclosed by closely boarded wooden fencing.





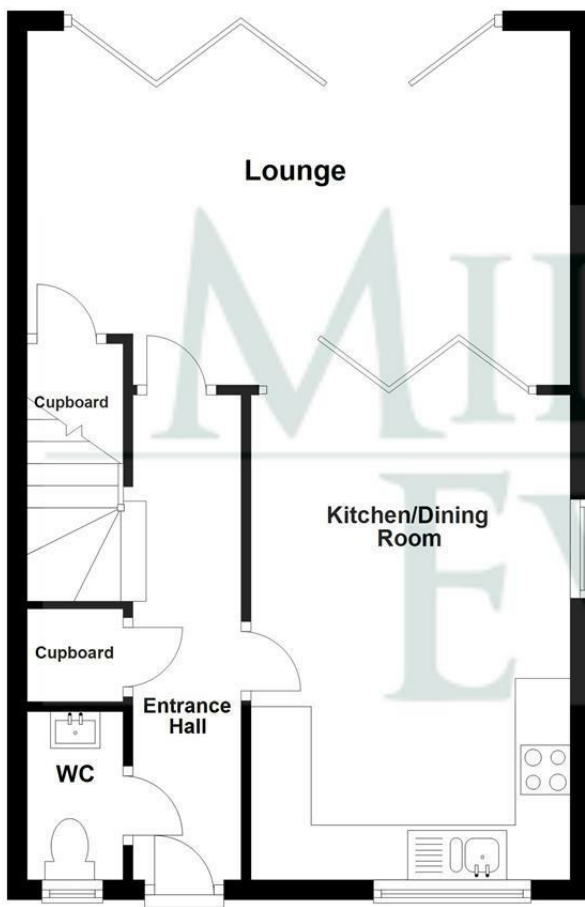




FLOOR PLANS ...

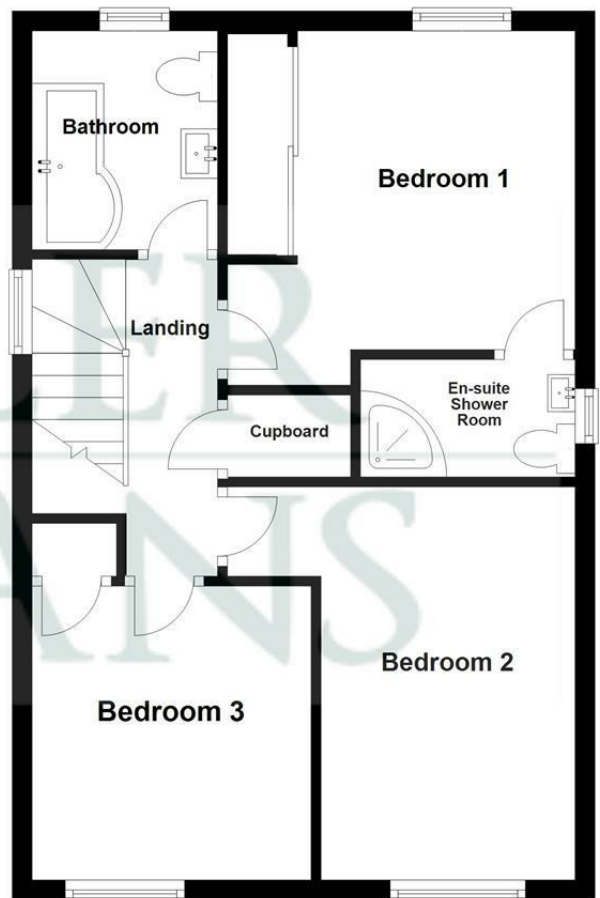
Ground Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.2 sq. feet)



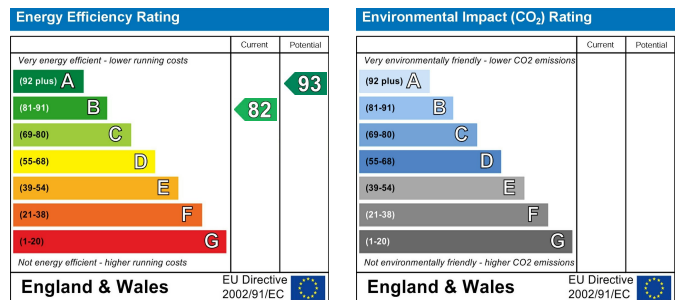
Total area: approx. 94.8 sq. metres (1020.7 sq. feet)

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 along Radbrook Road. Continue to the mini-island, taking the first exit into Radbrook Village and turn right onto Dalgleish Crescent where the property will be found on the left 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:



The UK's number one property website

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones