



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

12 Larkhill Road, Shrewsbury SY3 8XS

£525,000 Region

To view this property please call us on **01743 236 800** Ref: T7831/SL/MU

A particularly well appointed and improved, superior, detached family house, well placed in this highly desirable and much sought after location on the western fringe of Shrewsbury.

The property which has been much improved by the current owners is presented throughout to an exacting standard and provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from full gas-fired central heating and double glazing. No chain.

Occupying an enviable position on this established residential development in the much favoured and highly desirable Copthorne area of Shrewsbury, the property is well placed within reach of excellent amenities which include local shops, popular schools and the Royal Shrewsbury Hospital. There is a frequent bus service to the town centre where there are many fashionable bars and restaurants, boutique style shops, the Theatre Severn, Quarry Park and Dingle Gardens and the Shrewsbury Railway Station. Also ideally placed within easy reach of the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

Panelled entrance door with glazed side screen to :

ENTRANCE HALL

Waxed and polished woodblock floor
Built in cloaks cupboard
Personal door to garage.

CLOAKROOM/WC

With WC low type flush
Pedestal hand basin.

LIVING ROOM

17'10" x 12'10" (5.44m x 3.91m)
A pleasant through room with waxed and polished woodblock floor
Picture window overlooking the garden and the formal reception area to the front.
Double glazed sliding patio doors opening through to :

FULLY GLAZED CONSERVATORY

10'0" x 12'10" (3.05m x 3.91m)
With picture windows overlooking the garden and French doors allowing access to the garden

DINING ROOM

10'0" x 9'10" (3.04m x 3.00m)
With waxed and polished woodblock floor
Window overlooking the garden to the rear.

SPACIOUS BREAKFAST KITCHEN

16'8" x 11'9" (5.08m x 3.57m)
Neatly appointed and fitted with a range of matching modern units with integrated appliances
Window overlooking the rear garden and door allowing access to the garden.

From the entrance hall a STAIRCASE with balustrade rises to a FRIST FLOOR LANDING access to roof space. Airing cupboard enclosing insulated cylinder and slatted shelving.
Panelled and partly glazed door with side window to :

BALCONY

2'10" x 12'0" (0.87m x 3.66m)
With wrought iron balustrade.

MASTER BEDROOM

13'8" x 12'10" (4.17m x 3.91m)
Neatly appointed with a range of built in bedroom furniture affording wardrobe space, storage drawers and dressing surface
Window overlooking the garden to the front.

EN SUITE SHOWER ROOM

Attractively appointed with a large walk in shower with overhead drench shower and hand held shower and folding glazed shower screen
Vanity unit with storage drawers
WC with concealed low type flush flanked on both sides by vanity cupboards.

BEDROOM 2

10'0" x 11'1" (3.05m x 3.39m)
Double door built in wardrobes
Window overlooking the rear garden.

BEDROOM 3

10'0" x 8'0" (3.05m x 2.44m)
Double door built in wardrobe
Window overlooking the rear garden.

BEDROOM 4

8'10" x 9'7" (2.69m x 2.91m)
Range of built in wardrobes
Window overlooking the garden to the front.

FAMILY BATHROOM

Luxuriously appointed with a modern white suite comprising panelled bath with mixer tap, direct mixer shower with overhead shower and hand held shower with folding shower screen
Vanity unit with storage drawer under
WC with concealed low type flush.

OUTSIDE THE PROPERTY

GOOD SIZED INTEGRAL GARAGE

Window to side
Up and over door.

TO THE FRONT the property is set back from the road by an attractive open plan forecourt with a brick paved drive providing ample parking for guests' cars, serving both the garage and the formal reception area. The forecourt is neatly laid to lawn with a gravelled bed containing rockery display and ornamental grasses.

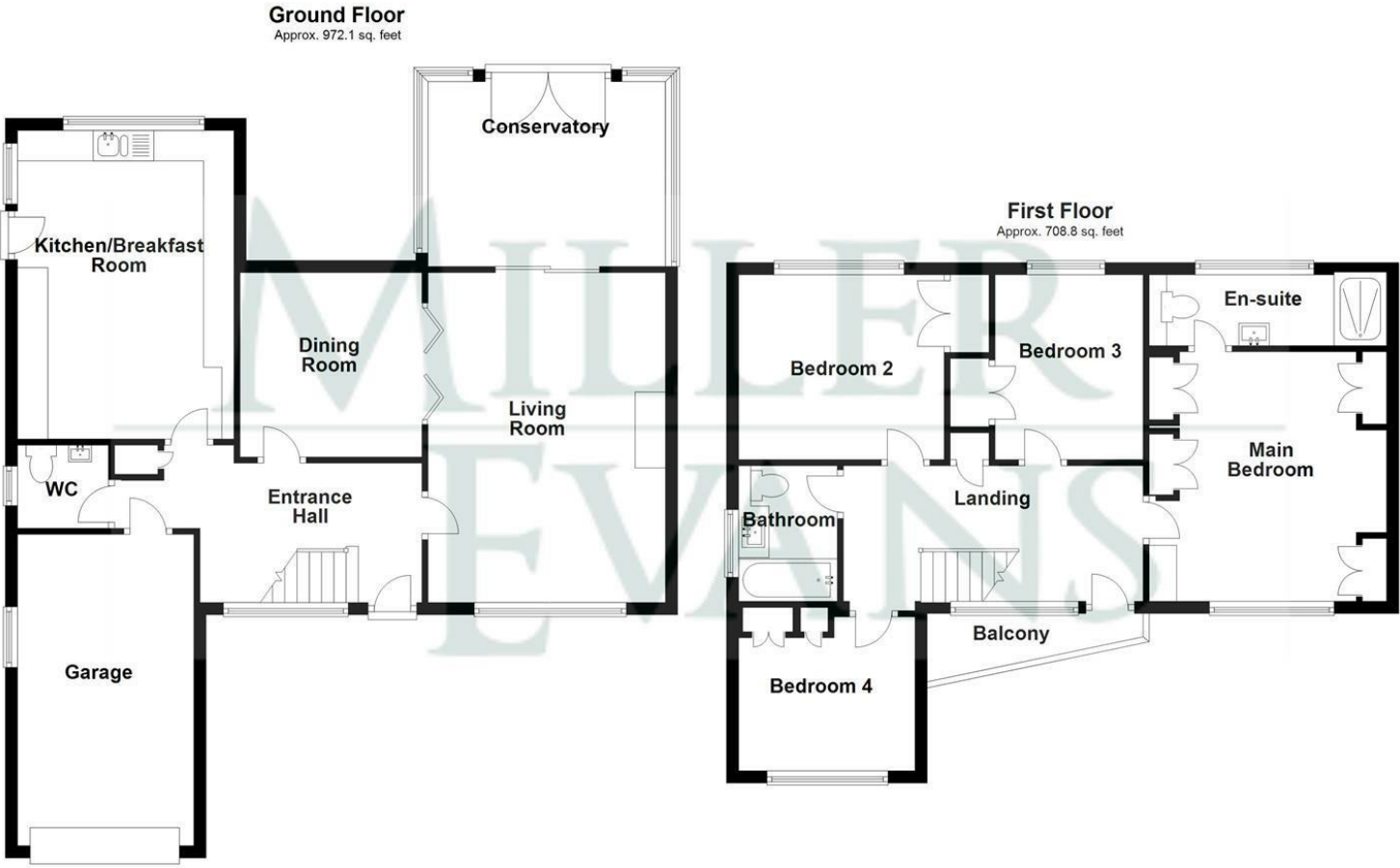
To the rear there is a particularly GOOD SIZED SOUTH FACING GARDEN with an extensive paved patio, good sized lawn with a variety of inset shrubs and trees. The whole well enclosed on all sides and enjoying a pleasant sunny south facing aspect.







FLOOR PLANS ...

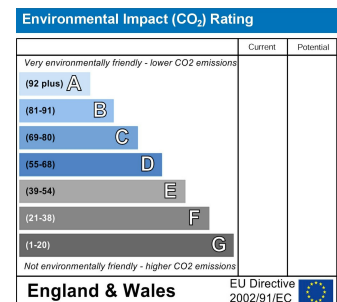
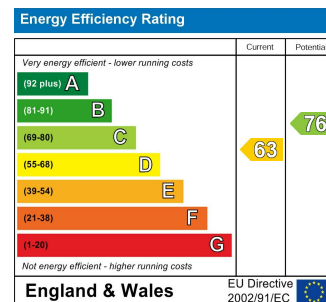


Total area: approx. 1680.9 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the Mytton Oak Road, continue for some distance eventually turning right into Swiss Farm Road. At the top of Swiss Farm Road turn left into Kingswood Crescent and immediately right into Kingswood Road. Proceed to the top of Kingswood Road and turn left into Larkhill Road. Continue for a further distance and the property will be found set back 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: 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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