



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**56 Shelton Road, Shrewsbury, SY3 8SP**

**£595,000 Offers**

To view this property please call us on **01743 236 800** Ref: T7833/SL/KQ



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# A superior, mature, detached residence, situated in a highly desirable residential area on the ever popular western fringe of Shrewsbury.

This neatly presented, three bedroom, detached property provides well planned and well proportioned accommodation with rooms of pleasing dimensions. The property benefits from gas fired central heating and double glazing.

The property is situated in a particularly popular and highly desirable residential area on the western fringe of Shrewsbury, well placed within reach of excellent amenities including popular schools in both the state and public sector, the Royal Shrewsbury Hospital and access to the town centre via the Quarry Park and Dingle Gardens with its many fashionable bars and restaurants and Theatre Severn.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### ATTRACTIVE AND SPACIOUS ENTRANCE HALL

#### CLOAKROOM

Wash hand basin, wc

#### DINING ROOM

12'4" x 12'2" (3.76m x 3.71m)

Feature fireplace

Bay window overlooking the front

#### EXTENDED LIVING ROOM

21'0" x 12'2" (6.40m x 3.71m)

Attractive room with an imposing limestone fireplace with surround and mantel

Double glazed sliding patio doors opening onto and overlooking the rear garden

#### KITCHEN / BREAKFAST ROOM

15'10" x 10'5" (4.82m x 3.18m)

Fitted with a range of matching units

STAIRCASE from entrance hall rising to FIRST FLOOR LANDING

#### BEDROOM 1

12'4" x 12'2" (3.76m x 3.71m)

Built in wardrobes

Bay window to the front

#### BEDROOM 2

13'9" x 12'2" (4.19m x 3.71m)

Window overlooking the rear garden

#### BEDROOM 3

9'11" x 10'5" (3.01m x 3.18m)

Built in wardrobe

Window overlooking the front

#### BATHROOM

Luxuriously appointed with a panelled Spa bath

Pedestal wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

The property is approached through double wrought iron entrance gates over a paved pathway providing ample parking and access to the garage and reception area, flanked by well stocked shrub beds and borders.

To the rear of the property is a good sized enclosed and well stocked landscaped garden, which is laid to lawn with a selection of specimen trees, ornamental trees including a wide variety of Japanese maple trees and a paved patio area providing a peaceful entertaining space.

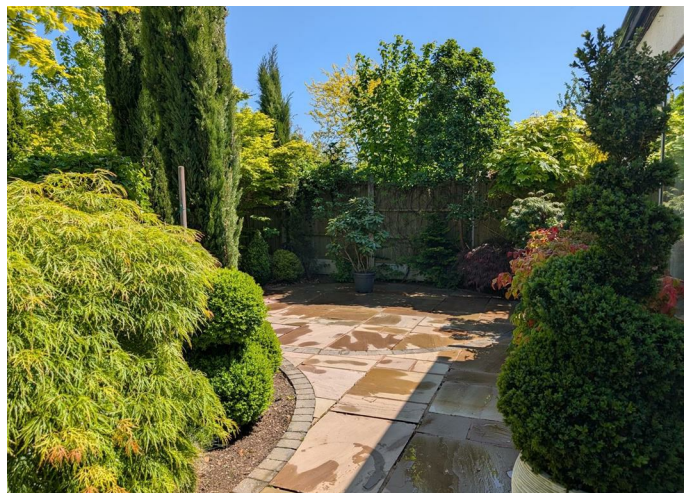










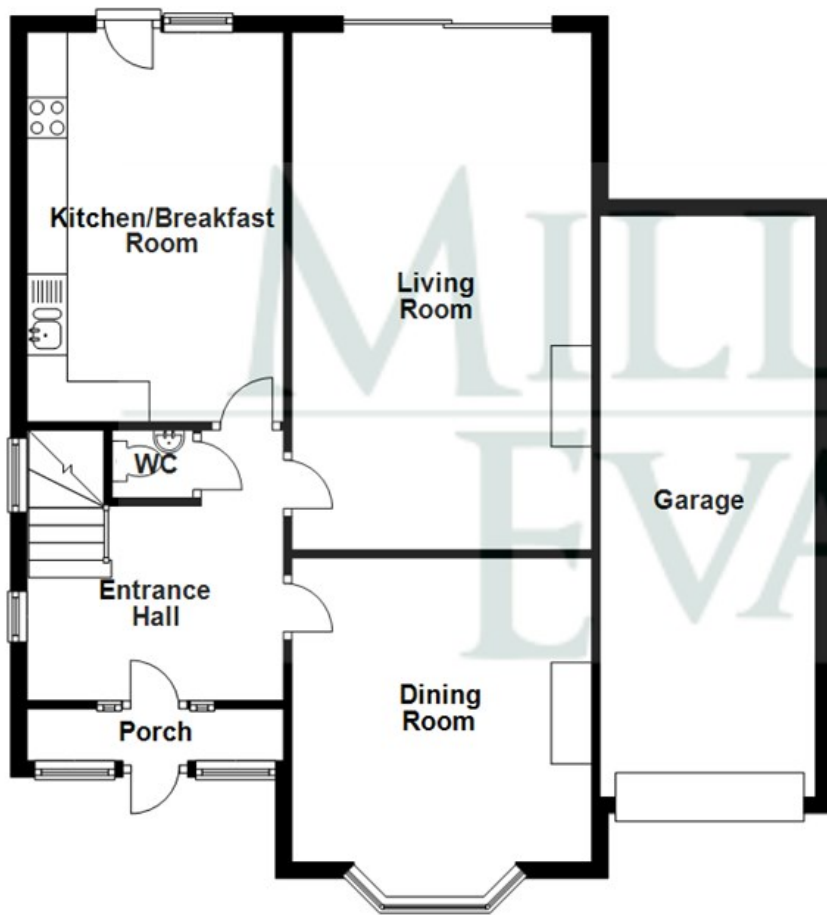




## FLOOR PLANS ...

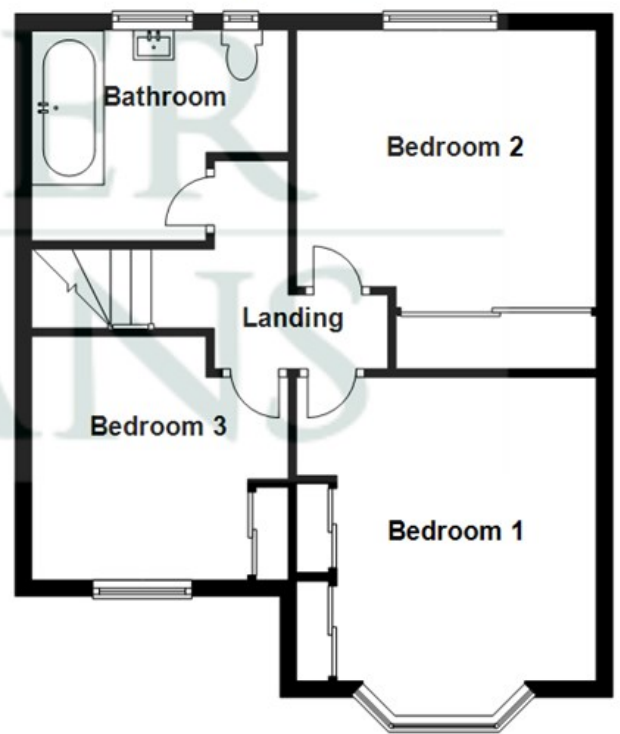
### Ground Floor

Approx. 943.9 sq. feet



### First Floor

Approx. 555.8 sq. feet



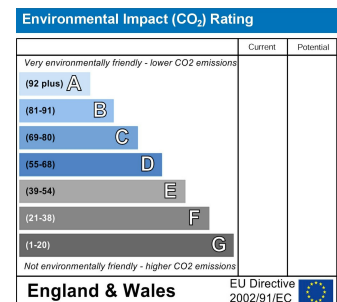
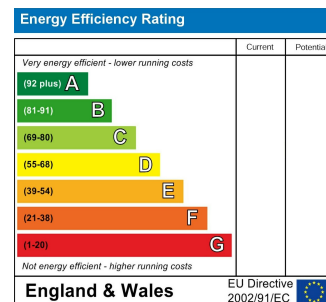
Total area: approx. 1499.6 sq. feet

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 first exit onto Copthorne Road and continue to the Shelton island. Take the first exit onto Shelton Road and 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: 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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