



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Napoleon Drive, Bicton Heath, Shrewsbury, SY3 5PH**

**£425,000**

To view this property please call us on **01743 236 800** Ref: T7863/WM/KQ



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# A spacious, well presented, detached four bedroom family home.

This spacious, well presented detached family home provides well planned and well proportioned accommodation briefly comprising; entrance hall, living room, kitchen, utility, cloakroom, dining room, conservatory, master bedroom with en suite shower room, three further bedrooms and bathroom. Integral garage, ample parking. Good sized neatly kept rear garden. The property benefits from gas fired central heating and double glazing.

The property is well placed on this popular sought after residential development on the western fringe of Shrewsbury, close to excellent amenities which include local shops, popular schools, the Royal Shrewsbury Hospital, a frequent bus service to the town centre and easy reach of the Shrewsbury bypass with M54 Motorway link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

16'3" x 11'3" (4.95m x 3.42m)

Bay window to the front

Inset log burner with wooden mantel over

### KITCHEN

13'11" x 8'4" (4.25m x 2.55m)

Range of matching wall and base units

Integrated appliances

Window to the rear

### UTILITY ROOM

8'4" x 4'9" (2.54m x 1.46m)

Door to patio area

Base units

Door to:

### CLOAKROOM

Wash hand basin, wc

### DINING ROOM

10'2" x 10'2" (3.09m x 3.10m)

French doors to:

### CONSERVATORY

Solid roof

Panoramic views to the garden

Door to patio and garden

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING with airing cupboard and store cupboard.

### MASTER BEDROOM

14'1" x 11'9" (4.29m x 3.58m)

Window to the front

Built in wardrobe

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Window to the side

### BEDROOM 2

11'11" x 12'5" (3.62m x 3.79m)

Built in wardrobe

Window to the front

### BEDROOM 3

12'8" x 8'8" (3.87m x 2.65m)

Built in wardrobe

Window to the rear

### BEDROOM 4

10'2" x 8'2" (3.09m x 2.49m)

Window to the rear

### BATHROOM

Panelled bath with shower over

Wash hand basin, wc

Window to the rear

## OUTSIDE THE PROPERTY

### INTEGRAL GARAGE

The property is approached over a spacious driveway providing ample parking and access to the garage and reception area.

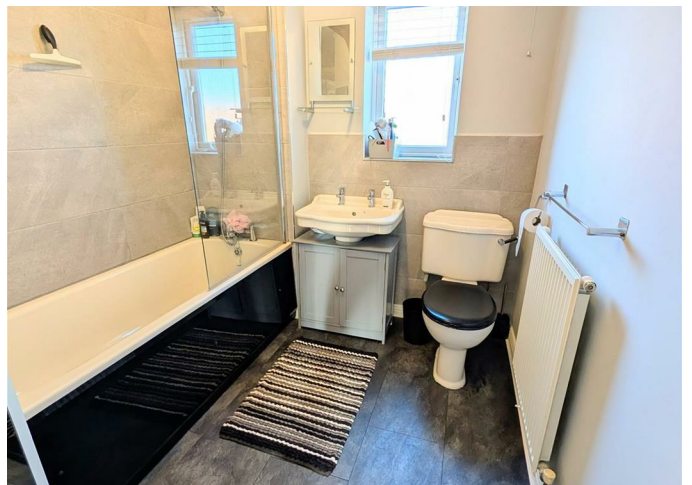
Side gate to the REAR GARDEN which is mainly laid to lawn with paved patio areas providing ideal seating, further gravelled seating area and shrubbery beds and borders. The garden is enclosed by wooden fencing.











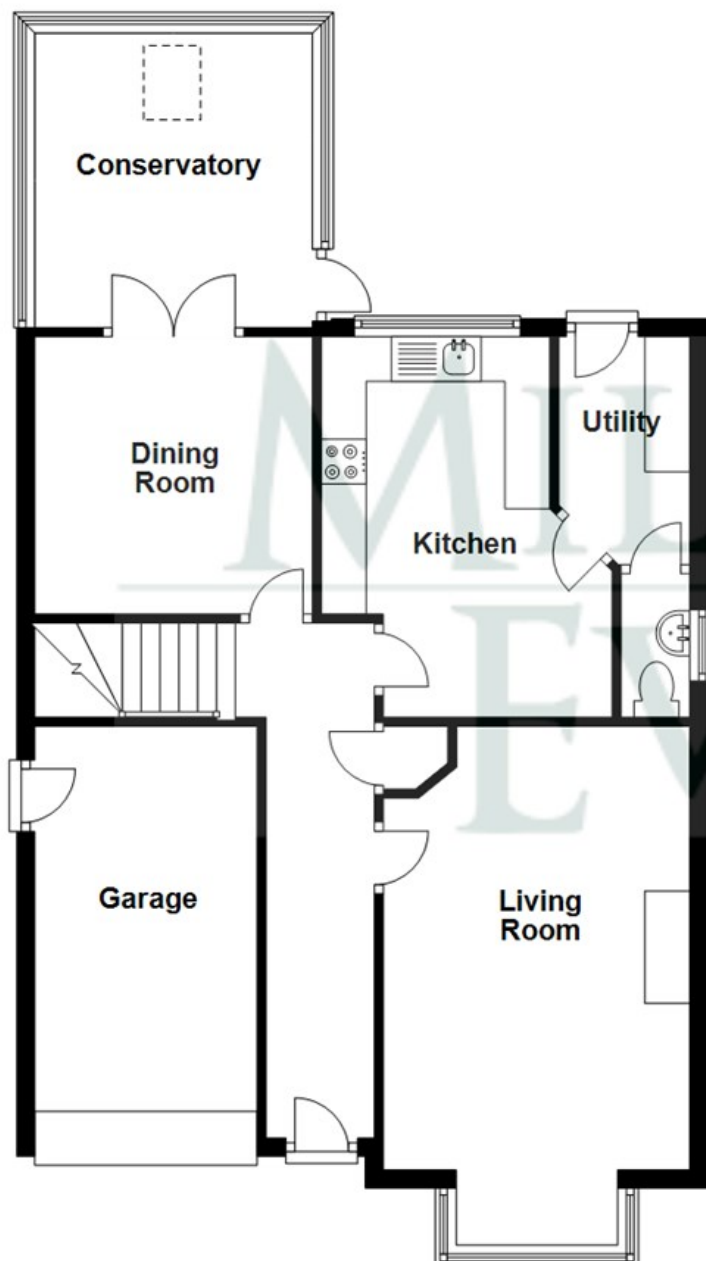




## FLOOR PLANS ...

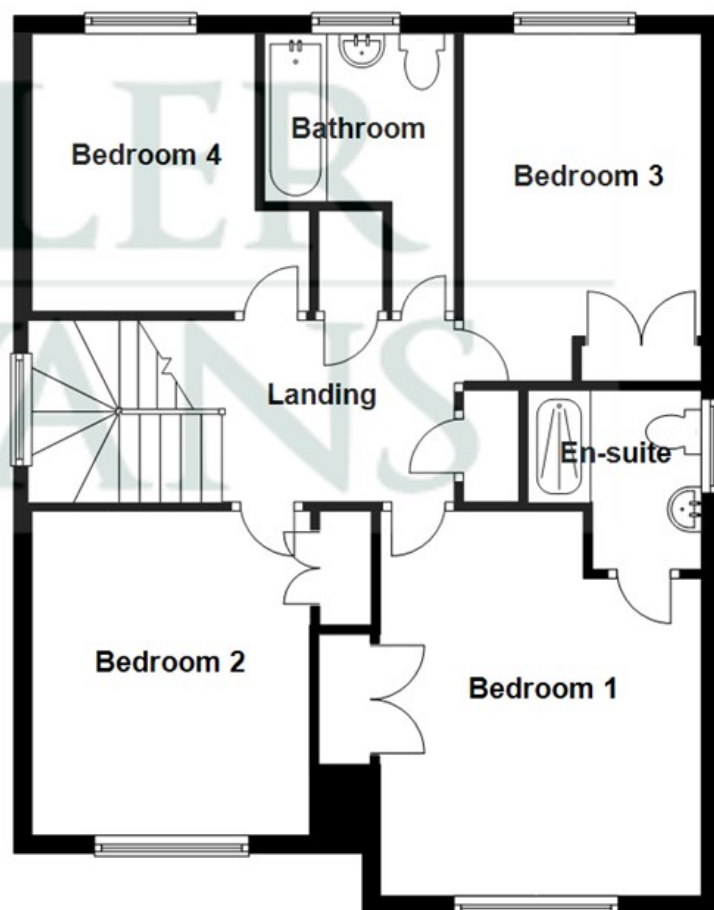
### Ground Floor

Approx. 836.2 sq. feet



### First Floor

Approx. 743.9 sq. feet



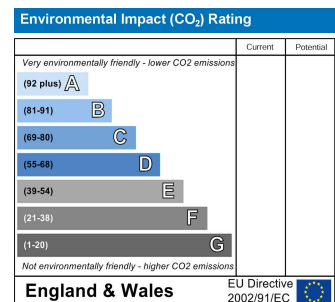
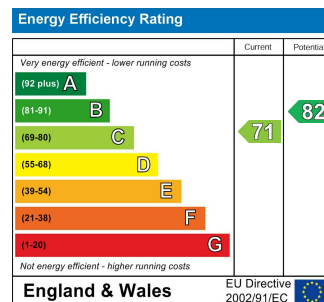
Total area: approx. 1580.1 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is approached out of Shrewsbury over the Welsh Bridge to the Frankwell island and take the second exit onto The Mount. Continue the full length of The Mount to the traffic lights and proceed right on the A458 Welshpool Road, bear left and after a short distance at the first mini island turn left into Somerby Drive and third left into Napoleon Drive where the property will be found almost immediately 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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