



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

40 Mytton Oak Road, Shrewsbury, SY3 8UD

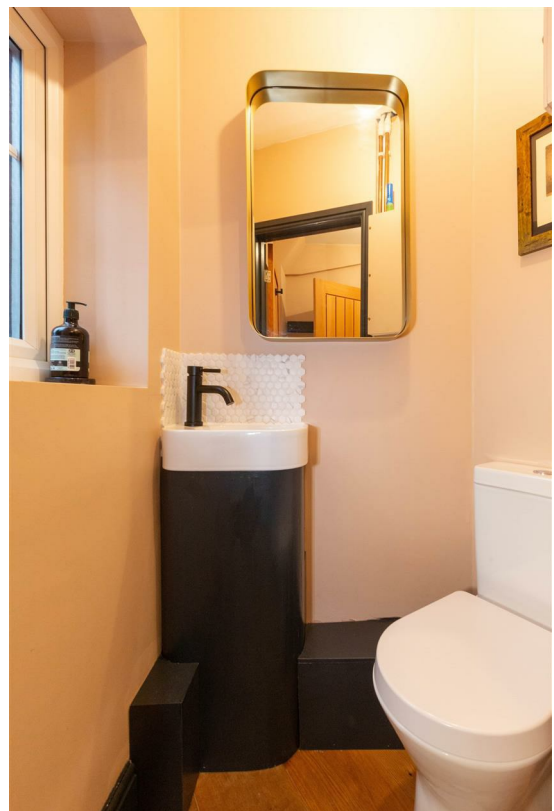
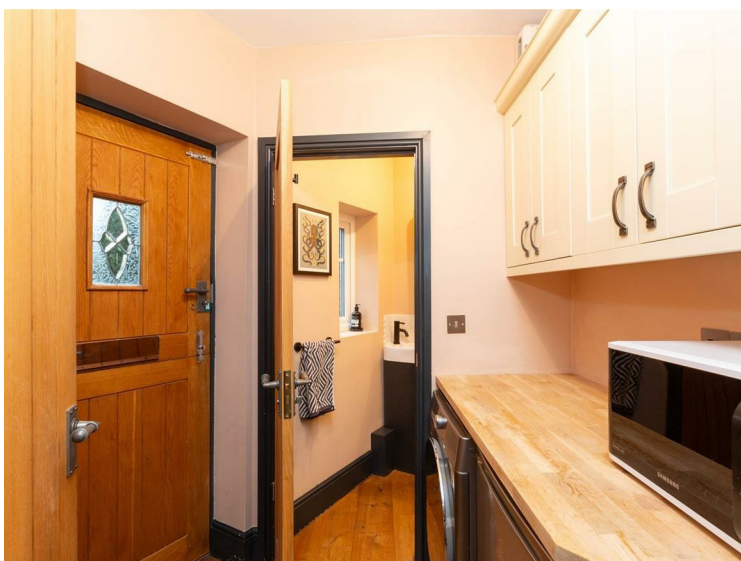
£525,000 Region

To view this property please call us on **01743 236 800** Ref: T7873/DM/KQ

A truly immaculate, much improved and extended four bedroom family house, presented throughout to an exacting standard and situated in a highly desirable and particularly convenient residential area. This property must be viewed to appreciate the quality of living it provides.

This four bedroom property provides spacious and well planned accommodation. The overall aesthetic is contemporary with a spacious kitchen, dining and family room to the rear, which seamlessly merges indoor comfort with outdoor living, thanks to the large aluminium framed bi-fold doors. The bi-fold doors are a centrepiece of the room and when open, they extend the living space to the outdoors, ideal for Alfresco dining and family gatherings. On the second floor level, there is a stunning loft conversion, which has been cleverly designed to maximize space. As a main bedroom, this provides both comfort and sophistication with a luxuriously appointed en-suite shower room with high end finishes, such as a walk-in rainfall shower; adjacent to the shower room is a large walk-in dressing room. The whole property is presented throughout to an exacting standard and benefits from gas fired central heating and double glazing.

The property is well placed in this popular and much sought after residential area, ideally placed close to excellent schools in both the state and public sector, local shops, the Royal Shrewsbury Hospital, frequent bus service to the town centre with its many fashionable bars and restaurants, Theatre Severn, Quarry Park and Dingle Gardens and the Shrewsbury railway station. The property is also well placed within easy reach of the Shrewsbury by-pass which allows easy access onto the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

Built in storage cupboards
Panelled and partly glazed entrance door with decorative leaded lights with side screens to:

ENTRANCE HALL

Waxed and polished wood block floor
Understairs store cupboards

SITTING ROOM

12'0" x 12'8" (3.66m x 3.86m)
A pleasant room with a fireplace recess housing log burning stove, for cosy evenings, with raised hearth flanked on both sides by storage cupboards and display shelving
Bow window overlooking the front garden

SUPERB OPEN PLAN KITCHEN / LIVING / DINING AREA

28'7" x 18'2" (8.71m x 5.54m)
Huge rooflight with self cleaning glass over living / dining bathes the room in light throughout the day.
Kitchen neatly appointed with a range of matching modern units incorporating a central island unit
In-built cooking appliances with both gas and induction, dual, self-cleaning AEG ovens and Teppanyaki grill, great for entertaining.
Three levels of lighting for use as a functional kitchen and more relaxed entertaining space
Underfloor heating
Aluminium framed bi-fold doors opening onto the neatly kept rear garden

UTILITY ROOM

4'10" x 6'5" (1.47m x 1.96m)
Space and recess suitable for washing machine etc.
Range of built in storage cupboards
Door to the garden

CLOAKROOM

Wash hand basin, wc

From the entrance hall a STAIRCASE with hand rail and balustrade rises to a FIRST FLOOR LANDING

BEDROOM 2

12'10" x 11'1" (3.91m x 3.39m)
Two built in storage cupboards
Window overlooking the rear garden

BEDROOM 3

12'0" x 10'1" (3.66m x 3.07m)
Bow window overlooking the front garden

BEDROOM 4

8'0" x 9'0" (2.44m x 2.74m)
Oriel bay window with outlooks to the fore

LUXURIOUSLY APPOINTED FAMILY BATHROOM

Large walk in shower
Dressing surface with inset hand basin with a range of vanity cupboards and drawers beneath
WC with concealed low type flush
Free standing Roll top bath with ball and claw feet

From the first floor landing, the STAIRCASE continues to a SECOND FLOOR LANDING

MASTER BEDROOM

12'4" x 16'1" (3.76m x 4.89m)
Two large aluminium frame windows and a further side window with outlooks over the rear garden and fantastic sunset views in the evening to the west

LARGE DRESSING ROOM

6'7" x 6'6" (2.01m x 1.97m)
Built in storage drawers with hanging space and dressing surface
Double doors to eaves storage

ATTRACTIVELY APPOINTED EN SUITE SHOWER ROOM

Large walk in shower with overhead drench shower and hand held shower.
Dressing surface with vanity cupboard and onset hand basin, wc
Two velux roof lights.

OUTSIDE THE PROPERTY

BRICK AND TILE BUILT GARAGE

The property is set back and divided from the road by an established privet hedge and approached over a pressed, patterned driveway with forecourt providing ample parking and serving the reception area with raised floral and shrubbery display. The drive extends to the side of the property serving the garage.

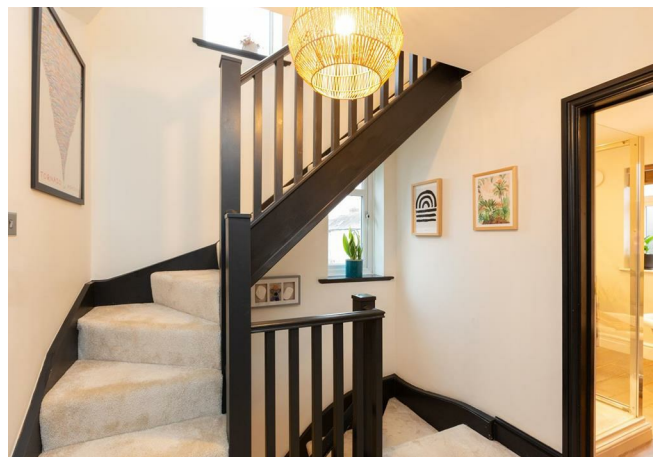
There is a particularly good sized and neatly kept REAR GARDEN with an extensive decked patio and terrace providing an ideal entertaining space, suitable for Alfresco dining. Lawn with a variety of inset trees and shrubs including fruit trees and well stocked borders which burst to life all summer long with a beautiful variety of decorative perennials and ferns. The lawn is flanked by a further gravelled area providing an additional entertaining space and multiple seating options in this gorgeous sun trap.

BRICK AND TILE POTTING SHED

Provides storage for gardening equipment and fostering seedlings in Spring

TIMBER AND FELT SUMMERHOUSE

Large garden room for outdoor living all summer long with great potential for conversion to additional office / living space.

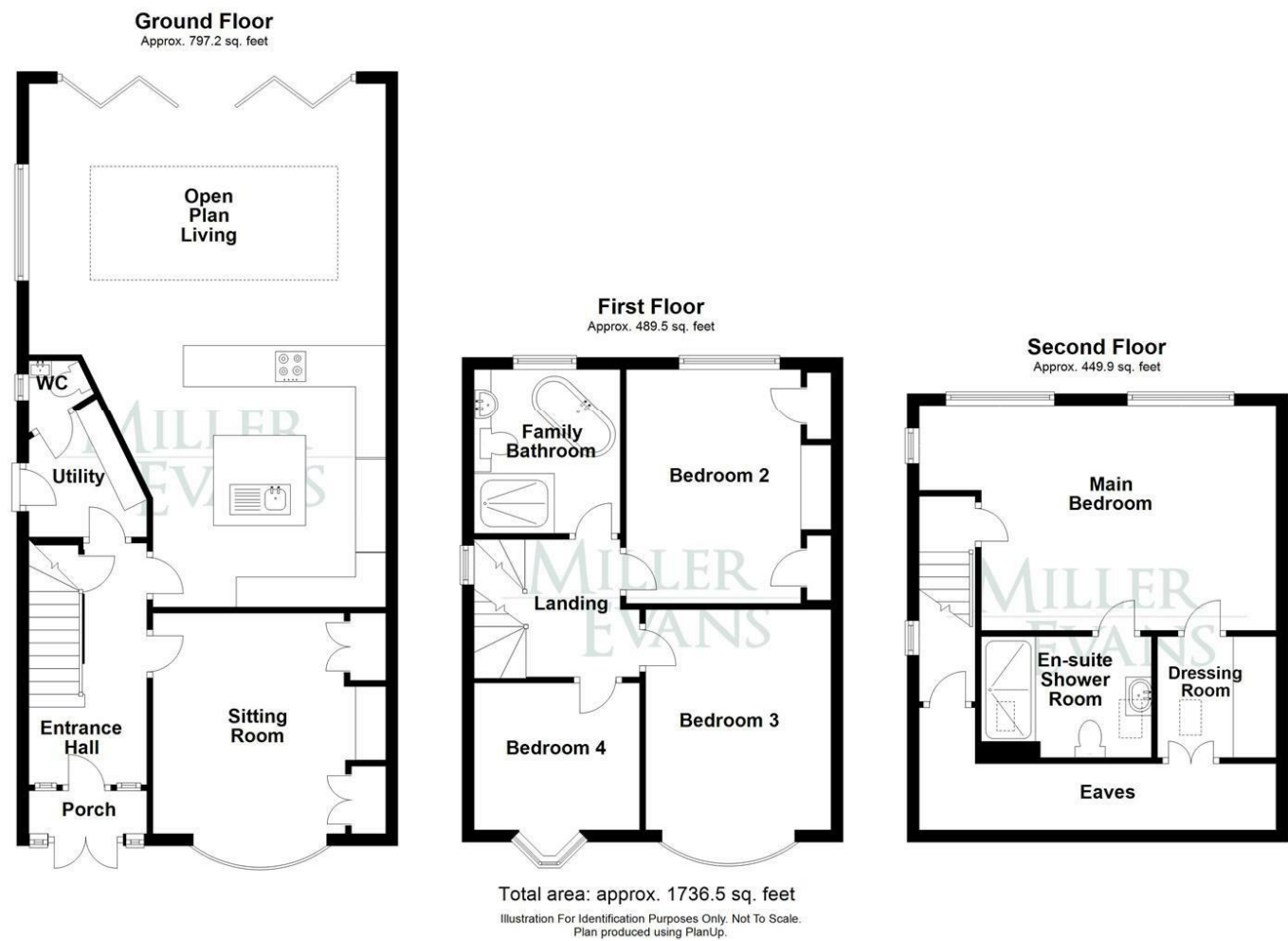






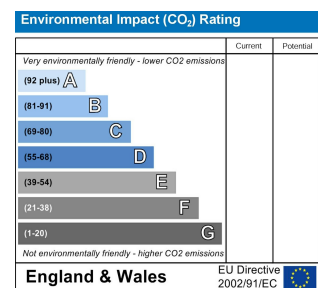
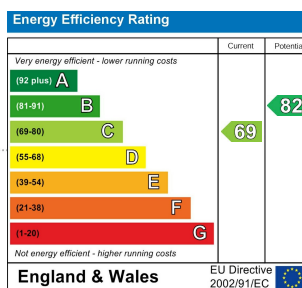


FLOOR PLANS ...



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. Continue to the next traffic island, taking the second exit onto Mytton Oak Road. The property will be found after a short distance on the right hand side.



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: C

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.

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