



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

22 Longden Road, Shrewsbury, SY3 7EY

£465,000 Region

To view this property please call us on **01743 236 800** Ref: T7881/SL/KQ

A truly immaculate and particularly well appointed, mature, semi-detached three bedroom house.

This mature three bedroom semi-detached property provides well planned and well proportioned accommodation with rooms of pleasing dimensions and is presented to an exacting standard by the present owners. The accommodation benefits from gas fired central heating and double glazing.

The property is well placed on this popular, convenient and much sought after residential area, well placed within reach of excellent schools, in both the state and private sector. The property is conveniently placed within easy reach of local amenities in Longden Coleham and within walking distance of the town centre via The Quarry Park and Dingle Gardens. The town centre boasts many fashionable bars and restaurants, coffee shops, the Theatre Severn and the Shrewsbury Railway Station.



INSIDE THE PROPERTY

GLAZED ENTRANCE PORCH

ATTRACTIVE ENTRANCE HALL

Built in understairs store cupboard

LIVING ROOM

11'0" x 12'0" (3.35m x 3.66m)
Bay window overlooking the front

DINING ROOM

12'0" x 11'0" (3.66m x 3.35m)
Patio doors to the rear garden

SPACIOUS BREAKFAST KITCHEN

14'6" x 11'0" (4.42m x 3.35m)
Neatly appointed and fitted with a range of matching modern units

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

BEDROOM 1

10'11" x 12'0" (3.33m x 3.66m)
Range of built in wardrobes extending the width of one wall
Bay window to the front

BEDROOM 2

11'5" x 10'9" (3.47m x 3.28m)
Window overlooking the rear garden

BEDROOM 3

6'3" x 11'3" (1.91m x 3.42m)
Window overlooking the rear garden

BATHROOM

Neatly appointed with a modern panelled bath
Dressing surface with inset hand basin, wc

OUTSIDE THE PROPERTY

LARGE SINGLE GARAGE

Up and over door, concrete floor
Electric light and power supply.

ADJOINING WORKSHOP/POTTING SHED

The property is set back and elevated from the road and approached over a tegerar paved drive with forecourt providing parking, serving the formal reception area and extending to the side of the house to the garage. The gardens to the front are laid to lawn with a further gravelled area with inset ornamental shrubs and trees.

To the rear there is a tegerar paved patio and terrace, neatly kept lawn and ornamental shrubs and trees. The whole being enclosed on all sides.





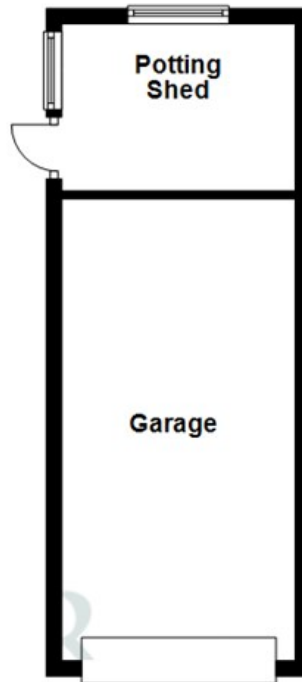




FLOOR PLANS ...

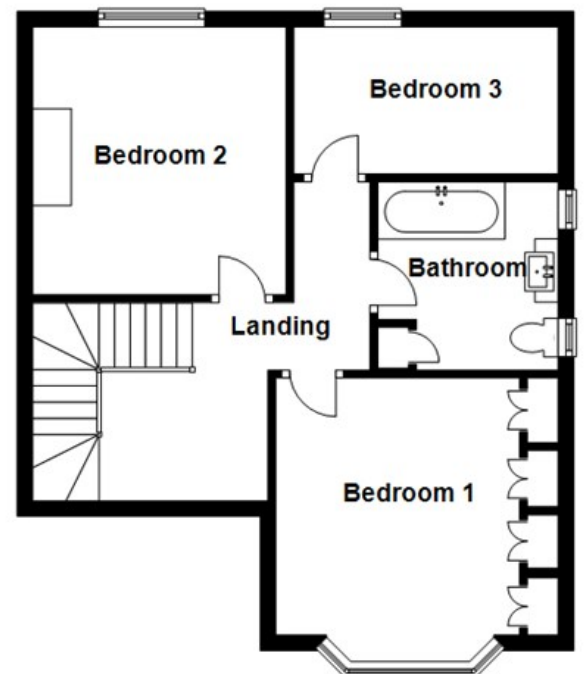
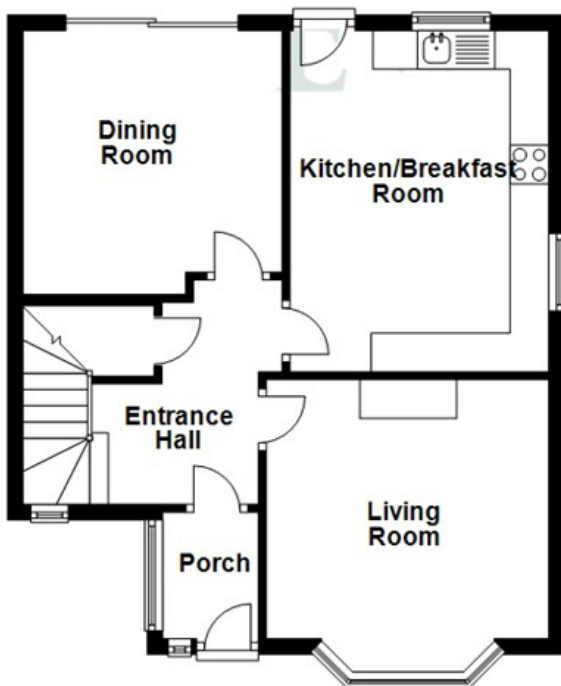
Ground Floor

Approx. 818.5 sq. feet



First Floor

Approx. 520.4 sq. feet



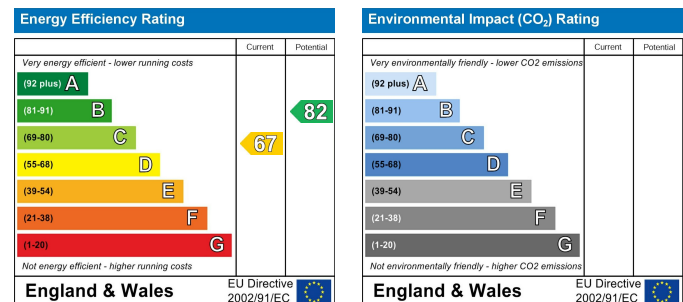
Total area: approx. 1338.8 sq. feet

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 English Bridge around the Gyratory system into Coleham Head. At the mini-island, turn right onto Longden Road. Proceed for some distance and the property will be found set back on the right 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:



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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