



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**89 Grange Road, Shrewsbury SY3 9DG**

**£350,000 Region**

To view this property please call us on **01743 236 800** Ref: T7885/SL/MU



A mature, 3  
bedroomed semi  
detached family  
house, situated in a  
highly desirable  
location.

This well maintained three bedroom semi-detached property has been much loved 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.

Situated in this favoured and sought after residential area, well placed within reach of excellent amenities including excellent schools in both the private and public sector, local shops, recreational facilities, bus service to the town centre with its many fashionable bars and restaurants, Theatre Severn and the Shrewsbury Railway Station together with the Quarry Park and Dingle Gardens. The property is also ideally placed within easy reach of Shrewsbury by-pass with M54 Motorway link to the West Midlands.



## FLOOR PLANS



Total area: approx. 1126.7 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## INSIDE THE PROPERTY

### GLAZED ENTRANCE PORCH

### ENTRANCE HALL

Cloaks cupboard.

### LIVING ROOM

13'7" x 12'11" (4.14m x 3.94m)

Bay window overlooking the front garden.

### DINING ROOM

11'5" x 12'0" (3.48m x 3.66m)

Double glazed sliding patio doors opening onto and overlooking the rear garden with views across the neighbouring Priory School playing fields.

### KITCHEN

9'0" x 8'4" (2.74m x 2.54m)

Fitted with a range of matching units

Understairs larder cupboard.

### REAR LOBBY

With DRY STORE and WC

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

### BEDROOM 1

13'7" x 11'5" (4.14m x 3.48m)

Window to the front

### BEDROOM 2

11'5" x 11'5" (3.48m x 3.48m)

Window with views of the rear garden and across the neighbouring fields.

### BEDROOM 3

7'3" x 8'4" (2.21m x 2.54m)

Window to the front

### BATHROOM

Panelled bath

Wash hand basin, wc

Separate shower cubicle.

## OUTSIDE THE PROPERTY

### DETACHED GARAGE

With up and over door

Personal door to the garden.

TO THE FRONT the property is set back and divided from the road by a generous forecourt with a floral and shrubbery border, established mature ornamental trees and shrubs and approached over a tarmacadam drive which provides parking and serving the garage and extending to the front to the formal reception area.

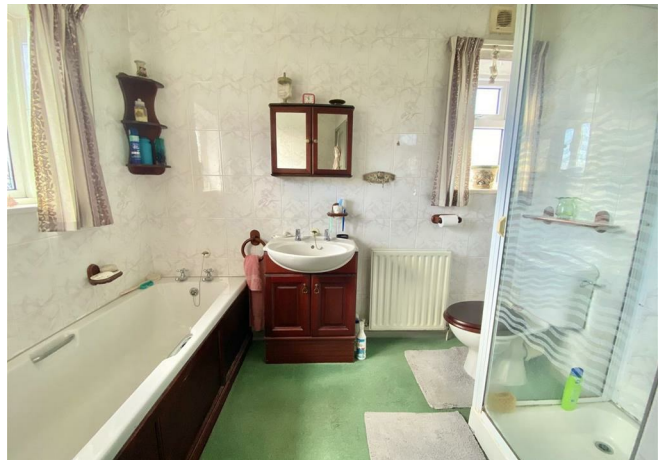
To the rear there is a neatly kept and GOOD SIZED GARDEN with an extensive paved patio, neatly kept lawn with floral and shrubbery displays. The whole well enclosed on all sides with views across the neighbouring Priory School playing fields to the rear.





## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Roman Road and after some distance turn right into Grange Road. Continue the full length of Grange Road where 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

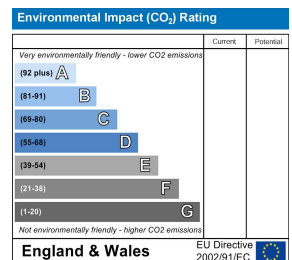
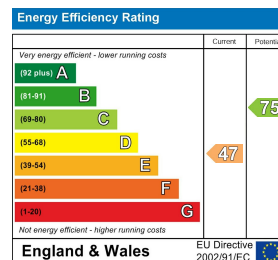
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: 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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