



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Mythrandyr, Withington, Shrewsbury, SY4 4QA**

**£950,000 Region**

To view this property please call us on **01743 236 800** Ref: C7612/WM/KQ



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# A superior and luxuriously appointed, six bedroom family residence.

This superior and luxuriously appointed six bedroom family residence provides well planned accommodation with rooms of pleasing dimensions, ideal for comfortable daily living and large scale entertaining. The accommodation briefly comprises; entrance hall, drawing room, lounge/dining room, snug, newly fitted kitchen/breakfast area, playroom/study, utility, bedroom one with dressing room and en suite shower room, bedroom two with lounge area and en suite shower room, two further bedrooms and bathroom to the first floor. Two bedrooms to the second floor. Double garage and ample parking. Extensive landscaped gardens with direct access onto the village playing field. The property benefits from new kitchens and bathrooms and triple glazing (except lounge/dining room), as well as full fibre broadband.

The property occupies a pleasant position with a lovely open outlook and is situated in the popular village of Withington. Local amenities include a Church, village hall and green, renowned public house, whilst in the nearby village of Upton Magna is a further public house, village shop and cafe. Withington is located close to Shrewsbury where there are excellent schools including Old Hall, Prestfelde, Packwood, The High School and Shrewsbury School.



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## INSIDE THE PROPERTY

### SPACIOUS ENTRANCE HALL

#### CLOAKROOM

Wash hand basin, wc

#### STUDY / PLAY ROOM

13'2" x 11'1" (4.01m x 3.39m)

Side access door.

#### SUPERB DRAWING ROOM

23'6" x 13'1" (7.16m x 4.00m)

Large bay window to the fore

Inglenook fireplace with Clearview log burner

Sliding doors to:

#### LOUNGE / DINING ROOM

18'10" x 25'6" (5.74m x 7.76m)

Superb living space providing plentiful natural light

Ceiling fan

#### KITCHEN / BREAKFAST ROOM

24'3" x 13'1" (7.40m x 4.00m)

Recently renovated to a high specification

Range of matching wall and base units and central island unit

Mercury Range cooker

Door to the side and window to the rear

Opening to:

#### SNUG

11'8" x 12'0" (3.55m x 3.66m)

Sliding door to the lounge/dining room

#### UTILITY ROOM

7'5" x 7'0" (2.25m x 2.13m)

Range of wall and base units with inset sink

Storage cupboard

Door to the side

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

#### BEDROOM 1

24'0" x 3'8" (7.31m x 1.13m)

Air conditioning unit

#### DRESSING ROOM

6'0" x 9'1" (1.83m x 2.77m)

#### EN SUITE SHOWER ROOM

Large walk-in shower

His and Hers sink units, wc

#### BEDROOM 2

11'7" x 15'11" (3.53m x 4.85m)

Open access to:

#### LOUNGE AREA

15'11" x 6'7" (4.85m x 2.00m)

#### EN SUITE SHOWER ROOM

Large walk in shower

Wash hand basin, wc

#### BEDROOM 3

11'6" x 13'1" (3.51m x 4.00m)

#### BEDROOM 4

11'8" x 13'1" (3.55m x 4.00m)

Door to bathroom

#### PRINCIPAL BATHROOM

Panelled bath

Large shower cubicle

His and Hers sink units, wc

Access to landing and bedroom 4.

STAIRCASE continues to SECOND FLOOR LANDING

#### BEDROOM 5

16'4" x 13'2" (4.98m x 4.02m)

Velux roof light

Range of built in wardrobes and store cupboards

#### BEDROOM 6

16'4" x 16'10" (4.98m x 5.13m)

Currently used as a Gym.

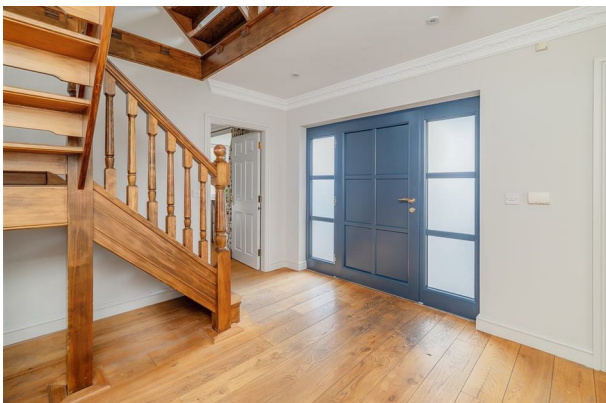
Velux roof light

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

The property is approached through double wooden entrance gates over a spacious driveway providing ample parking and access to the garage. EV Charging point. Lawn area and mature shrub beds and borders.

Gated access to the side of the property leads to an extensive landscaped REAR GARDEN which is laid to lawn with large paved patio areas, providing superb outside entertaining and Al fresco dining space. A large decked area provides further seating, surrounded by hedging and floral borders. Ornamental pond. Gated access to the playing fields to the rear. Hot Tub available by separate negotiation.







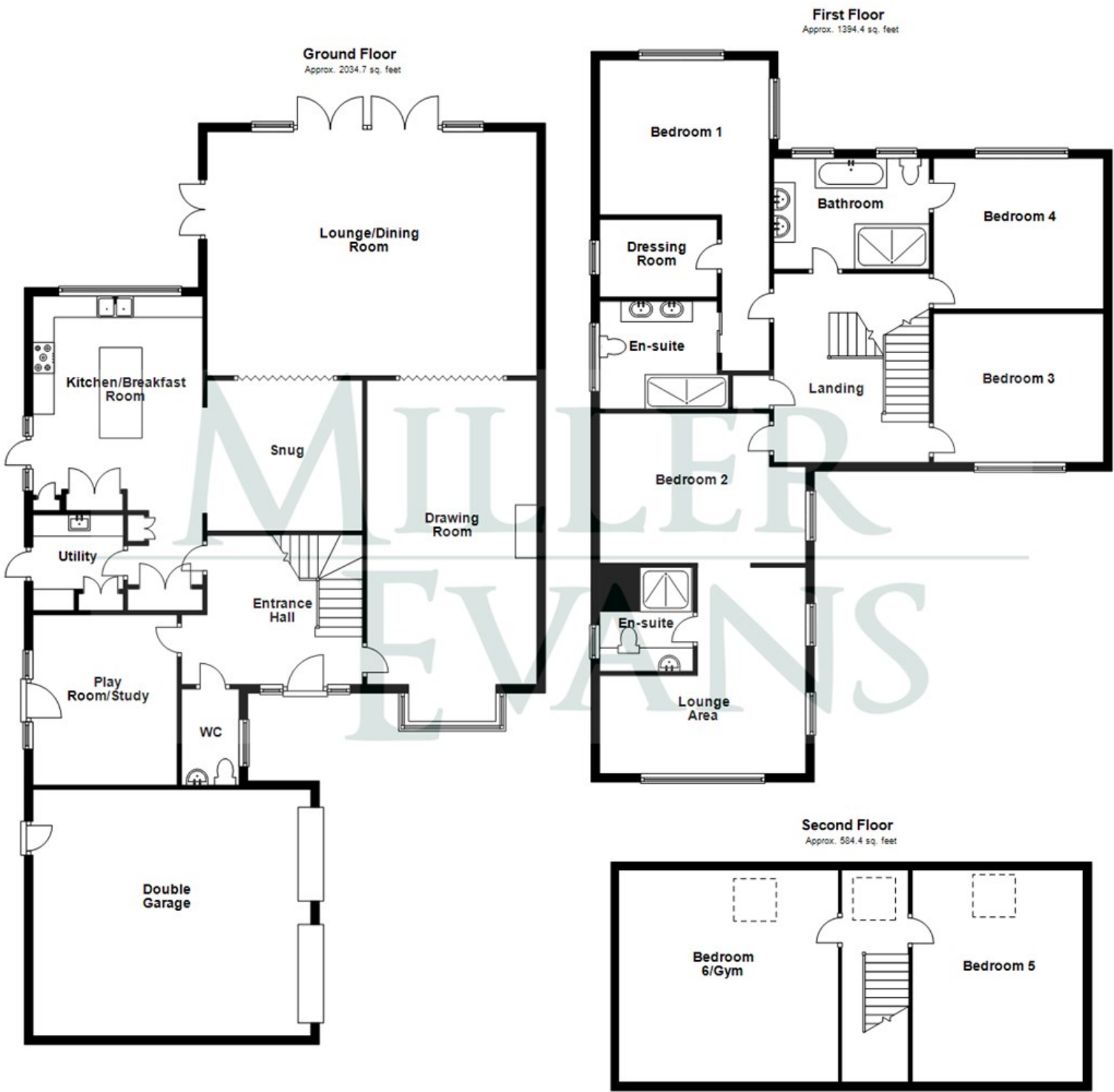








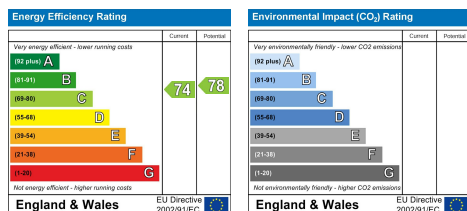
FLOOR PLANS ...





## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along London Road to the roundabout and take the second exit onto the B4380. Turn left just before the Mytton & Mermaid. Continue for some distance, eventually turning right onto Pelham Road. Travel through Upton Magna and continue into Withington. Turn left just after the Hare and Hounds public house. The property will then be found on the left hand side.



## SERVICES

We understand that mains water, electricity, drainage and mains 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: G

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.

FIND OUR PROPERTIES ON:



Head Office:  
Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

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4 The Square, Church Stretton SY6 6DA  
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