



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**37 De Quincey Fields, Upton Magna, Shrewsbury,  
SY4 4US**

**£295,000 Region**

To view this property please call us on **01743 236 800** Ref: C7557/WM/KQ



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# A modern, well maintained, three bedroom terraced house.

This modern three bedroom terraced house provides well planned and well proportioned accommodation briefly comprising; entrance hall, cloakroom, living room, kitchen/dining room, master bedroom with en suite shower room, two further bedrooms and bathroom with shower. Spacious enclosed rear garden. Single garage and parking. The property benefits from gas fired central heating and double glazing.

The property occupies a private position on this attractive modern development on the fringe of the village, which is well placed for access to Shrewsbury, Telford and the M54. Having a good local pub/restaurant, a village hall and a primary school.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

#### CLOAKROOM

Wash hand basin, wc

#### LIVING ROOM

20'1" x 11'4" (6.13m x 3.45m)

Window to the front

Feature fireplace

French doors to rear garden

#### KITCHEN / DINING ROOM

20'1" x 13'0" (6.13m x 3.95m)

Range of matching modern wall and base units

French doors to rear garden

Understairs store cupboard

STAIRCASE rising to FIRST FLOOR LANDING

#### MASTER BEDROOM

10'8" x 10'9" (3.25m x 3.27m)

Built in wardrobes with mirror fronted sliding doors

#### EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

#### BEDROOM 2

10'3" x 9'9" (3.13m x 2.96m)

Two store cupboards

#### BEDROOM 3

9'6" x 7'10" (2.90m x 2.40m)

#### BATHROOM

Panelled bath

Shower cubicle

Wash hand basin, wc

## OUTSIDE THE PROPERTY

The property is approached over a concrete driveway providing a parking space, flanked by lawn with shrub beds and borders. Pathway to the reception area. There is a single garage located opposite the property with additional parking space.

Neatly kept enclosed REAR GARDEN laid to lawn with paved patio and well kept shrub bed.









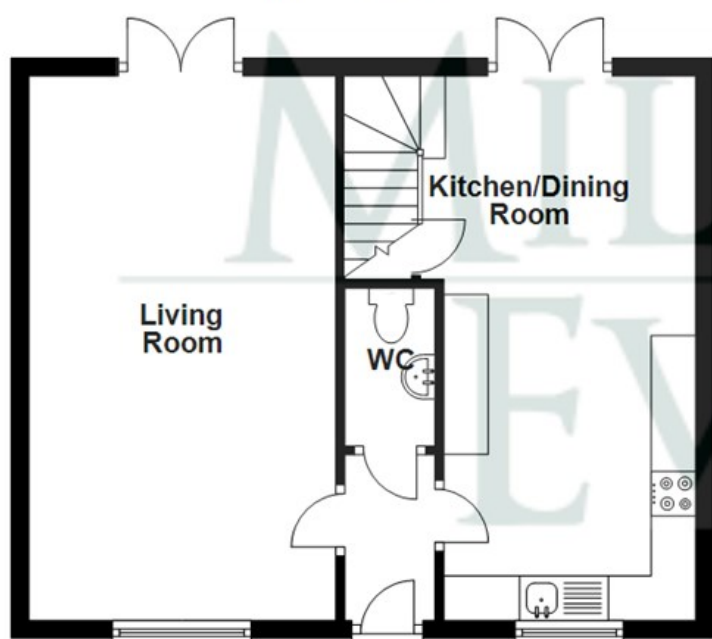




## FLOOR PLANS ...

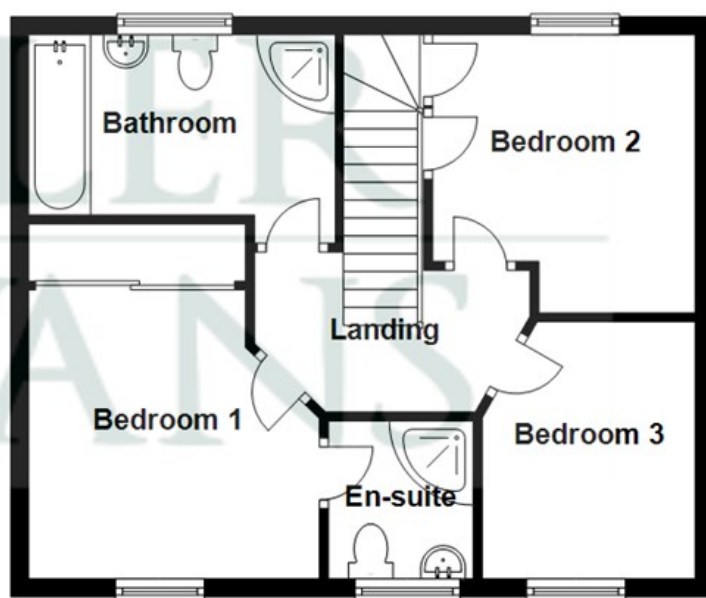
### Ground Floor

Approx. 495.1 sq. feet



### First Floor

Approx. 495.1 sq. feet



Total area: approx. 990.2 sq. feet

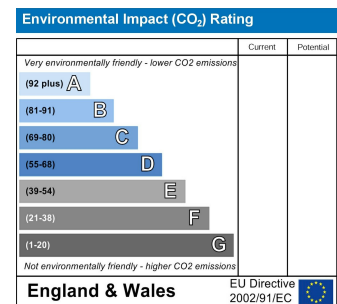
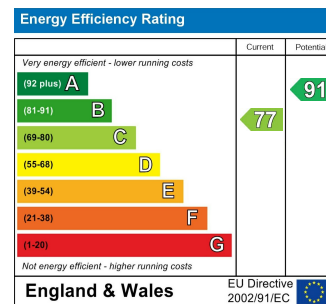
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B5062 Sundorne Road to the outskirts of the town. At the traffic island, continue straight over, continuing on the B5062. Take the first right onto Church Road towards Uffington. Proceed into the village of Uffington, eventually turning left signposted to Upton Magna. Proceed into the village, on entering the village turn right. At the T Junction by The Haughmond Inn. Turn left and De Quincey Fields will be seen on the left hand side, just before leaving the village.

## 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: 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.

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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