



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**7 West Side Drive, Welshpool Road, Bicton Heath,  
Shrewsbury SY3 8HA**

**£595,000 Region**

To view this property please call us on **01743 236 800** Ref: T7929/SL/MU

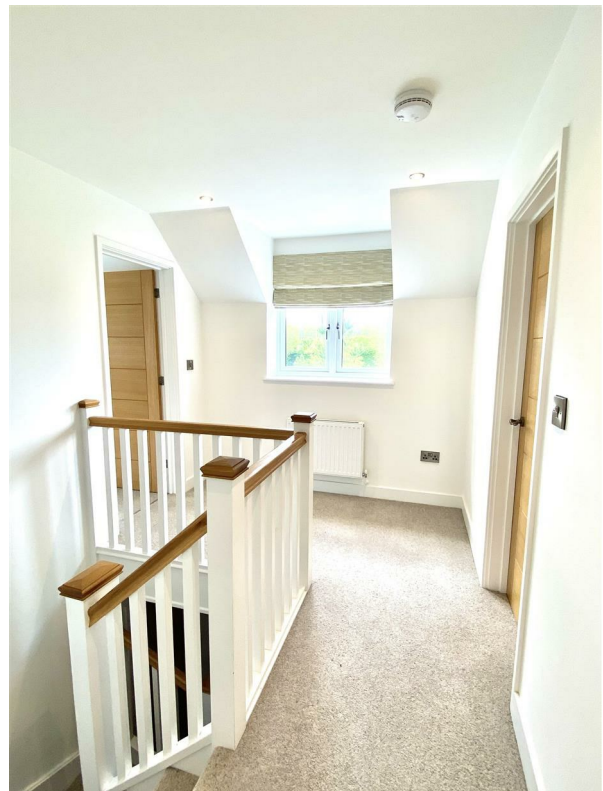


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# A superior, individually designed residence occupying an enviable position in a small gated community.

The property provides well planned and well proportioned accommodation with rooms of pleasing dimensions throughout. On the ground floor there is an entrance porch leading to an attractive entrance hall, spacious living room, study, open plan kitchen/dining room, large utility room, cloakroom. On the first floor is a master bedroom with en suite dressing room and shower room, 2 further bedrooms and family bathroom. Outside there is a large detached garage with driveway providing parking. Large front gardens, further private courtyard garden with brick built barbeque area and a further area of garden to the rear with gravelled hardstanding.

Situated in a unique and exclusive gated community which is accessed via secure ornamental wrought iron gates with a pillared entrance. The property is well placed on the western fringe of Shrewsbury within reach of excellent amenities including local schools, shops, a bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### SPACIOUS AND ATTRACTIVE ENTRANCE HALL

#### SPACIOUS LIVING ROOM

16'4" x 12'9" (4.98m x 3.89m)

Picture window overlooking the landscaped grounds

Further side window

#### STUDY

9'1" x 12'9" (2.77m x 3.89m)

#### OPEN PLAN KITCHEN/DINING ROOM

25'9" x 12'10" (7.85m x 3.92m)

Neatly appointed and fitted with a range of matching units

Picture window overlooking the garden

Glazed bi-fold doors opening to a private and enclosed courtyard garden.

#### LARGE UTILITY ROOM

11'0" x 8'0" (3.35m x 2.44m)

#### CLOAKROOM

With wc

Wash hand basin

From the entrance hall a STAIRCASE rises to the FIRST FLOOR LANDING with a large built in store cupboard. Access to the generous and partly boarded roof space. (This could provide additional accommodation if required, subject to any necessary Planning Consents)

#### MASTER BEDROOM

19'10" x 13'0" (6.05m x 3.97m)

A spacious room with dual aspect.

#### EN SUITE DRESSING ROOM

5'7" x 5'9" (1.70m x 1.76m)

#### EN SUITE SHOWER ROOM

With walk in shower

Hand basin

wc low type flush

#### BEDROOM 2

12'0" x 12'9" (3.66m x 3.89m)

With dual aspect

#### BEDROOM 3

13'5" x 12'9" (4.09m x 3.89m)

Velux roof light windows

#### FAMILY BATHROOM

With a free standing bath

Large walk in shower

Hand basin

wc low type flush.

### OUTSIDE THE PROPERTY

#### LARGE DETACHED GARAGE

Electronic remote controlled carousel door

Personal door to the side

TO THE FRONT the property is approached through electronic security gates which allow access to the extensive grounds. A tarmacadam drive extends to double wooden gates which allow access to a private drive and forecourt which provides parking and serves the large garage. The gardens to the front are neatly kept with sweeping lawns and an ornamental natural pond with a wealth of established shrubs and trees.

There is a further and private, enclosed COURTYARD GARDEN which is randomly paved with brick-built barbeque area. This space is ideal for alfresco dining and makes an ideal entertaining space.

To the rear of the property there is a further small area of GARDEN with an additional gravelled hardstanding.





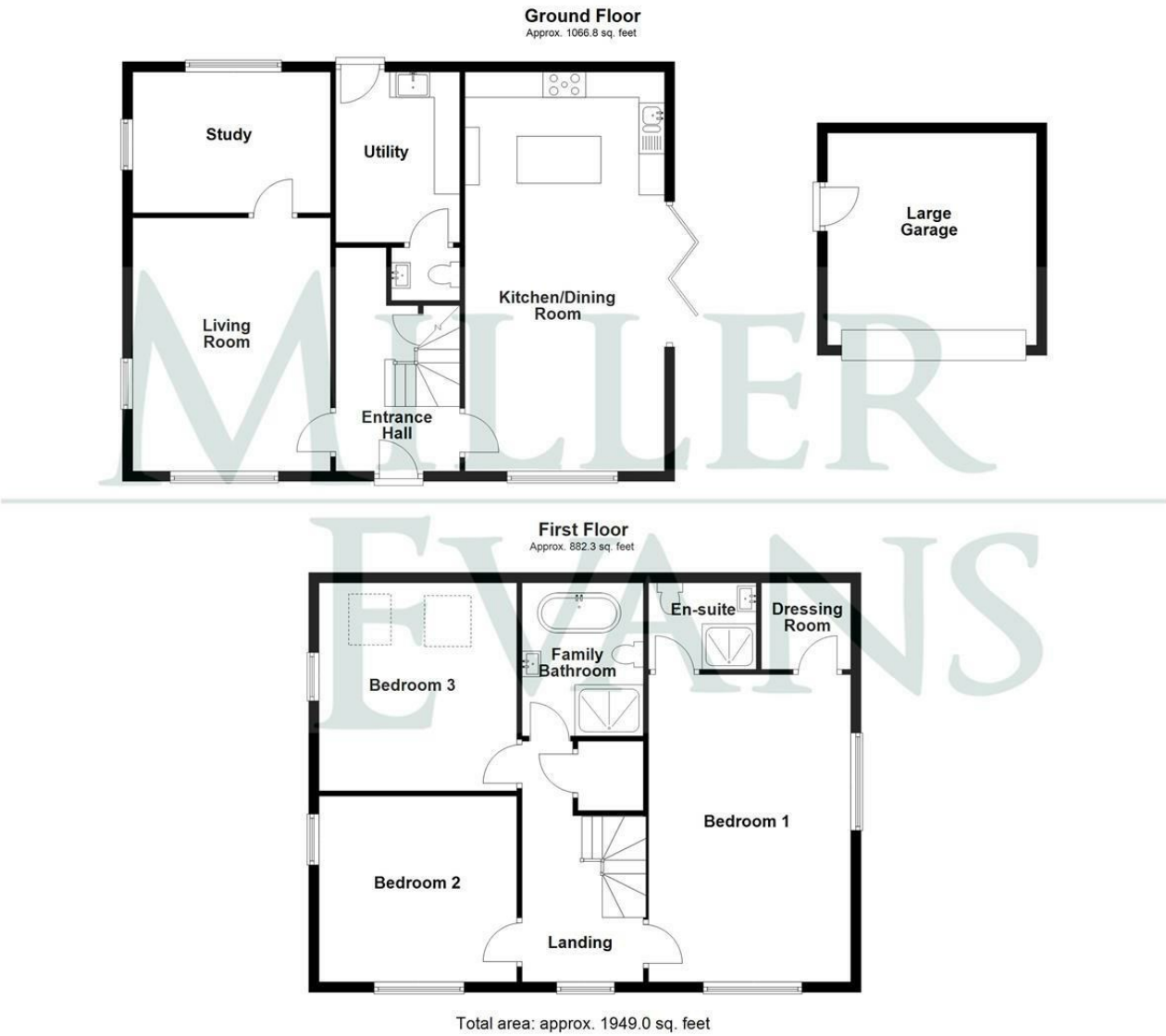








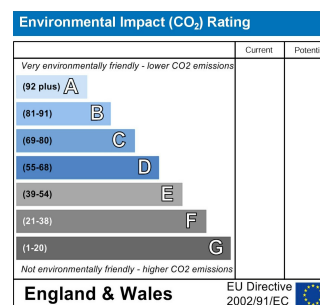
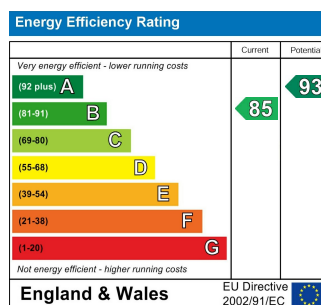
FLOOR PLANS ...



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A458 Welshpool Road. Continue for some distance and pass the left hand turning into Gains Avenue. After a further short distance the property will be found on the right hand side, divided and screened from the road with access via the ornamental wrought iron gates.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and drainage 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:

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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