



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

14 Cedars Drive, Shrewsbury, SY1 2RD

£350,000 Region

To view this property please call us on **01743 236 800** Ref: T7938/SL/KQ

A well presented, much improved four bedroom detached property in a pleasant cul-de-sac position.

This well presented and improved, detached four bedroom house offers spacious and versatile accommodation briefly comprising; entrance porch, reception hall, lounge, sitting room, kitchen/dining room, utility, ground floor bedroom with en suite bathroom, ground floor shower room. Three bedrooms, one with en suite and separate wc to the first floor. Double garage and parking. Landscaped rear garden. The property benefits from gas fired central heating. No upward chain.

The property occupies a quiet end of cul-de-sac position, bordering open farmland/countryside within 1 mile of Shrewsbury town centre, where there are a range of excellent local amenities including shops, schools, Theatre Severn, bus and railway station, while also being well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

Tiled floor

RECEPTION HALL

Wood effect flooring

Understairs store cupboard

SITTING ROOM

11'10" x 10;8" (3.61m x 3.05m;2.44m)

LOUNGE

19'1" x 11'11" (5.82m x 3.63m)

Double glazed French doors to rear garden

Log effect gas fire set to marble surround

KITCHEN / DINING ROOM

18'2" x 13'8" (5.54m x 4.17m)

Range of matching wall and base units with worktops over

Integrated double oven and four ring electric hob

Tiled floor

UTILITY

11'4" x 5'7" (3.45m x 1.70m)

Range of fitted base units with inset sink unit

Wall mounted gas fired central heating boiler

Tiled floor

Door to side of property

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Airing cupboard housing hot water cylinder

Tiled floor

GROUND FLOOR BEDROOM

14'3" x 13'2" (4.34m x 4.01m)

EN SUITE BATHROOM

Panelled bath

Wash hand basin, wc

Tiled floor

Heated towel rail

STAIRCASE rising from the reception hall to FIRST FLOOR
LANDING with access to roof space.

MASTER BEDROOM

12'0" x 11'10" (3.66m x 3.61m)

Built in wardrobes

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Vinyl floor covering

BEDROOM 2

13'5" x 9'7" (4.09m x 2.92m)

Built in wardrobes

BEDROOM 3

8'6" x 7'11" (2.59m x 2.41m)

SEPARATE WC

Wash hand basin, wc

OUTSIDE THE PROPERTY

DOUBLE GARAGE

19'6" x 15'3" (5.94m x 4.65m)





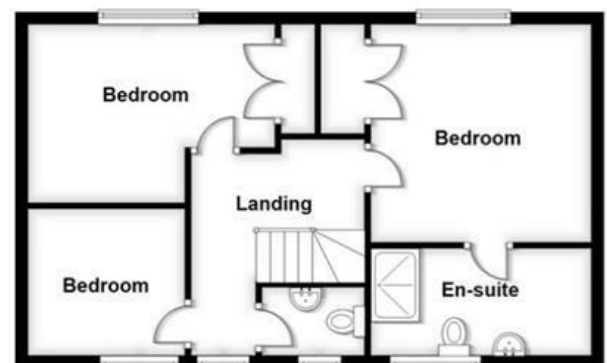


FLOOR PLANS ...

Ground Floor



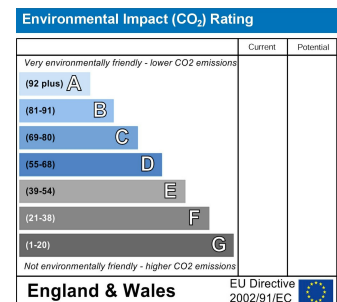
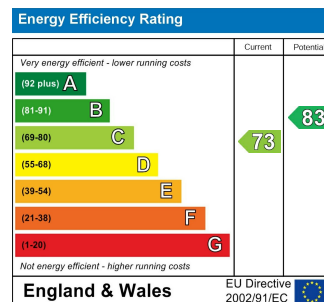
First Floor



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Coton Hill. Continue onto Ellesmere Road and after a short distance, turn left onto Cedars Drive, where the property will be found at the end 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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones