



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10 Douglas Way, Bicton Heath, Shrewsbury, SY3 5PB

£425,000 Region

To view this property please call us on 01743 236 800 Ref: T7849/SL/KQ

A stunning four bedroom detached home occupying an enviable cul-de-sac position.

This four bedroom property greets you with a sleek, modern façade with a spacious driveway providing parking and serving the reception area. The property has been greatly improved by the current owners to provide well planned contemporary family accommodation with rooms of pleasing dimensions throughout. The property benefits from gas fired central heating and double glazing.

The property is situated in an enviable cul-de-sac position, on this popular and established residential development, situated on the western fringe of Shrewsbury. The property is ideally placed within reach of excellent schools the Royal Shrewsbury Hospital, the town centre and the Shrewsbury by-pass with M54 motorway link.



INSIDE THE PROPERTY

ENTRANCE VESTIBULE

ENTRANCE HALL

LIVING ROOM

16'5" x 10'7" (5.00m x 3.23m)

KITCHEN / DINING ROOM

10'0" x 19'11" (3.05m x 6.08m)

Superbly appointed and fitted with a range of matching modern units with integrated appliances

UTILITY ROOM

4'7" x 6'0" (1.39m x 1.83m)

CLOAKROOM

Wash hand basin, wc

From the entrance hall a STAIRCASE rises to FIRST FLOOR LANDING with a large airing cupboard and access to the roof space.

BEDROOM 1

14'9" x 10'8" (4.50m x 3.25m)

Range of built in wardrobes

EN SUITE SHOWER ROOM

Walk in shower

Wash hand basin, wc

BEDROOM 2

14'3" x 8'2" (4.34m x 2.49m)

Double door built in wardrobe

BEDROOM 3

7'6" x 10'5" (2.29m x 3.17m)

BEDROOM 4

11'2" x 8'1" (3.40m x 2.46m)

Double door built in wardrobe

BATHROOM

Panelled bath

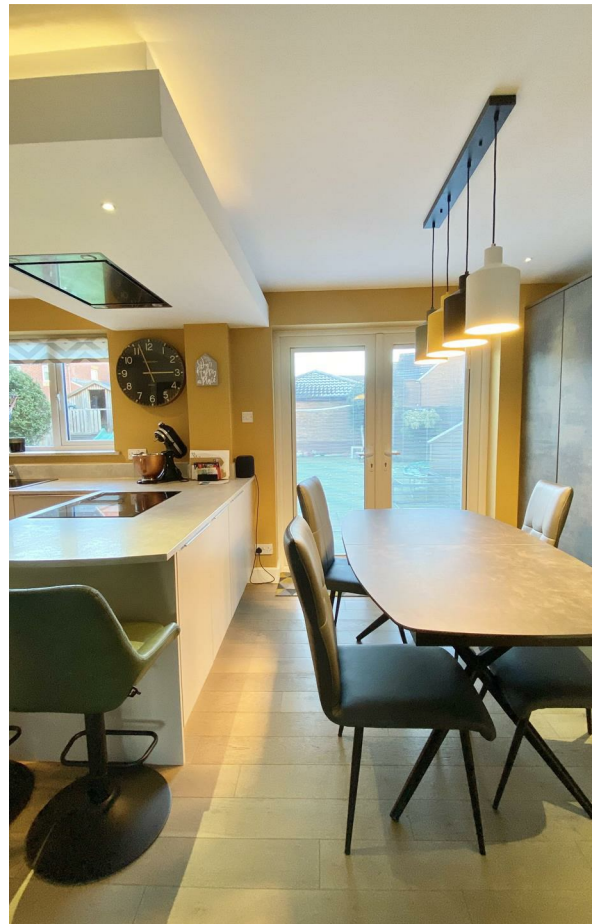
Wash hand basin, wc

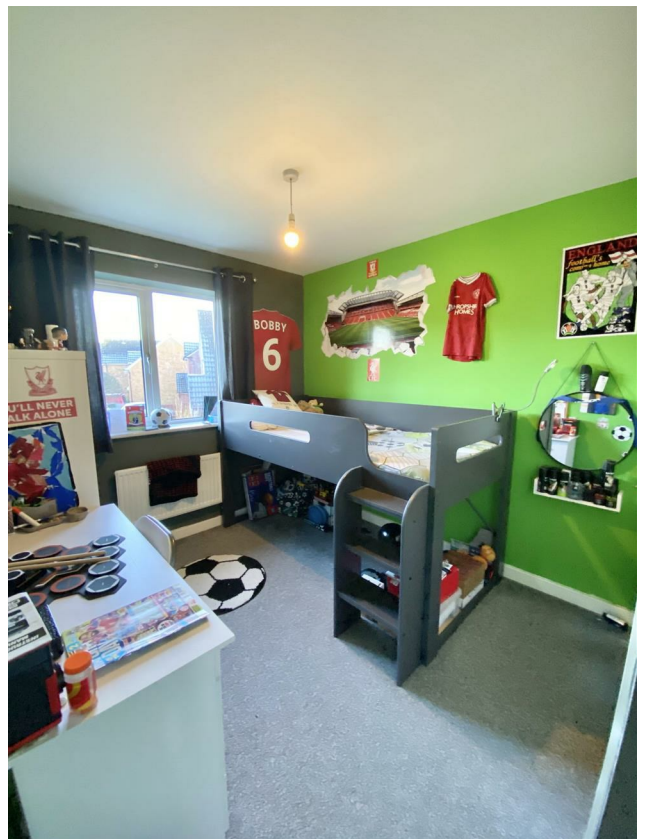
OUTSIDE THE PROPERTY

INTEGRAL GARAGE

There is a neatly kept and easily maintained REAR GARDEN with an extensive paved patio area, ideal for Alfresco dining and entertaining. A pristine artificial lawn perfect for families and providing an ideal play area. The whole being well enclosed on all sides by well maintained boarded fencing.



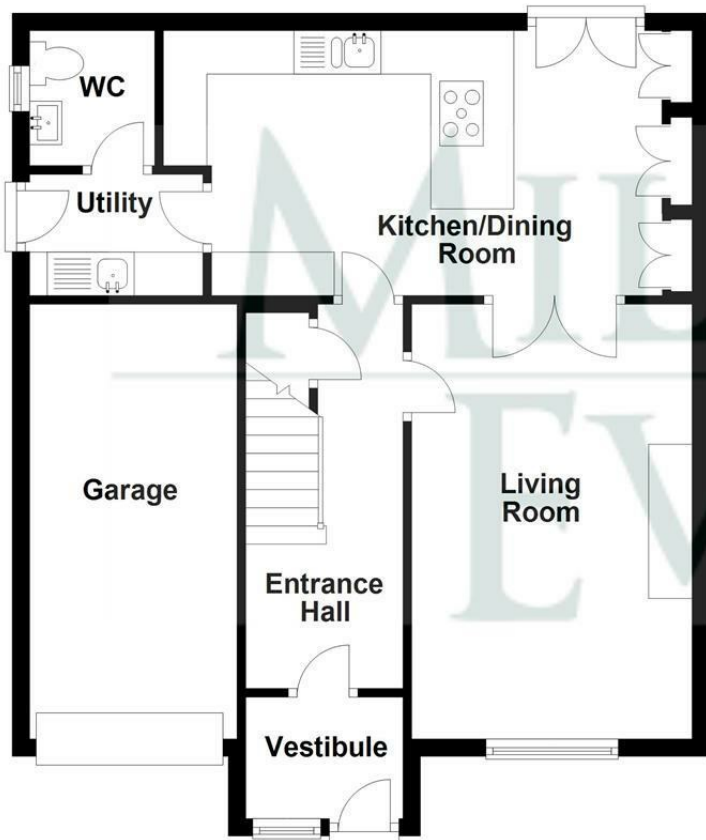




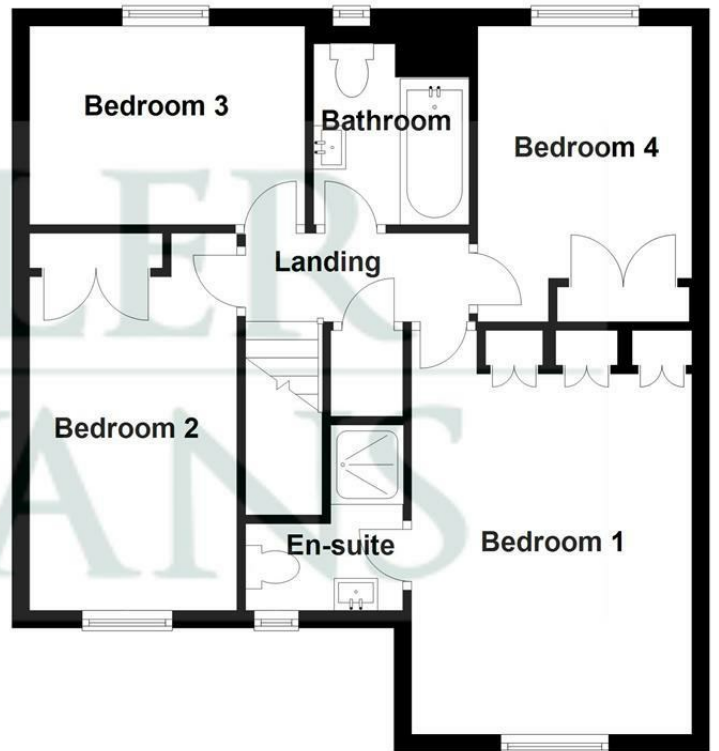


FLOOR PLANS ...

Ground Floor
Approx. 684.7 sq. feet



First Floor
Approx. 601.8 sq. feet



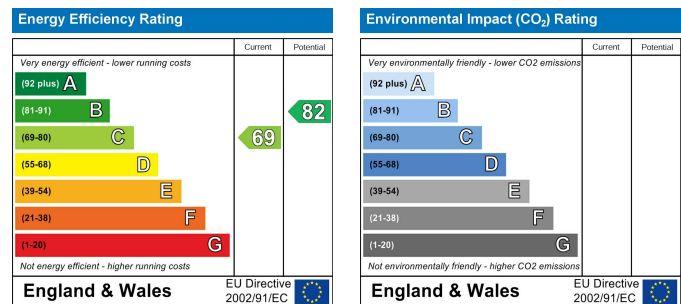
Total area: approx. 1286.5 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A458 (Welshpool Road). After a short distance, turn left into Somerby Drive. Turn second left into Winterton Way. After a short distance, turn right into Douglas Way, 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: E

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

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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