



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

65, Preston Street, Shrewsbury, SY2 5PN

£485,000 Region

To view this property please call us on **01743 236 800** Ref: T7962/SL/lrd

A much loved and well cared for detached, 4 bedroom family residence, situated in a highly desirable and sought after convenient residential location.

The property has been improved and extended to provide well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The property benefits from full gas fired central heating and double glazing and the accommodation briefly comprises: entrance porch, entrance hall, cloak room, living room, dining room, kitchen/breakfast room and rear porch. Four bedrooms, family bathroom and separate WC. Driveway, garage and gardens to the front and rear.

The property is well placed in this particularly convenient, highly desirable and popular residential area, well placed within reach of a range of excellent amenities including excellent schools in both the state and private sector, a short walk to a local Sainsbury Metro store located in the Column area adjacent to the Lord Hill monument which is a local landmark, a frequent bus journey to the nearby town centre with its many fashionable bars and restaurants, Theatre Severn, the Quarry Park and Dingle Gardens and the Shrewsbury Railway Station. The property is also ideally placed within easy reach of the M54 motorway link which allows access to the West Midlands.



INSIDE THE PROPERTY

Glazed entrance door with glazed side screen to:

ENTRANCE PORCH

Glazed door to:

ENTRANCE HALL

Waxed and polished wood block floor

CLOAKROOM

Window to front
WC -low type flush
Wash hand basin

LIVING ROOM

Picture window overlooking the neatly kept garden and formal reception to the front
A pleasant room with waxed and polished floor
Attractive fireplace with surround and mantle, raised hearth and inset living flame electric fire
Archway to:

DINING ROOM

Window to the rear
Waxed and polished woodblock fire
Double glazed patio doors opening onto and overlooking the attractive rear garden

KITCHEN/BREAKFAST ROOM

Window to the side
Neatly appointed and fitted with a range of matching units
Glazed door to:

REAR PORCH

From the entrance hall, a STAIRCASE with handrail and balustrade rises to a spacious FIRST FLOOR LANDING with study area
Access, via a fold-away loft ladder, to a partially boarded and insulated roof space with electric light

BEDROOM 1

Window overlooking the garden to the rear
Built-in wardrobe

BEDROOM 2

Window overlooking the rear garden

BEDROOM 3

Window overlooking the garden to the front

BEDROOM 4

Window overlooking the garden to the front
Built-in wardrobe

FAMILY BATHROOM

Window to the side
White suite comprising:
Panelled bath
Wash hand basin
Airing cupboard enclosing insulated cylinder and slatted shelving

SEPARATE WC

Window to the side
WC - low type flush

OUTSIDE THE PROPERTY

GARAGE

Window to the side
Up and over door
Personal door allowing access to the garden

To the front, the property is set back from the road by a neatly kept forecourt with a driveway providing ample parking and serving the garage, with a pathway extending to the formal reception area. The garden is laid to lawn with neatly kept and well stocked floral, shrubbery and herbaceous displays.

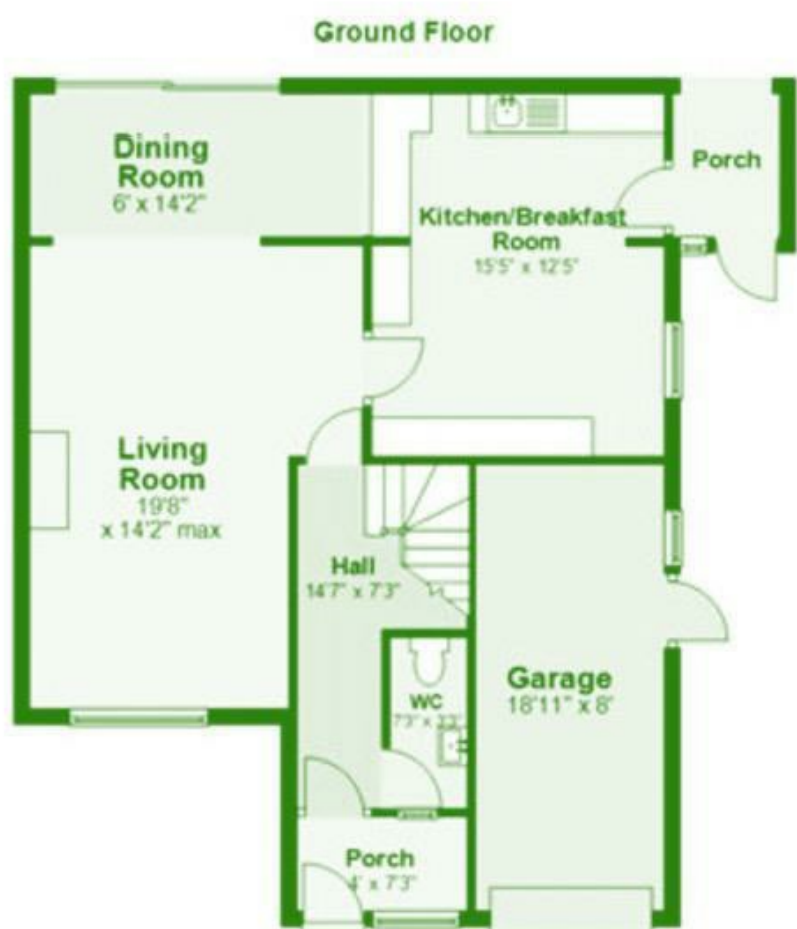
To the rear, there is a particularly good sized and well stocked garden with an extensive paved patio area, pathway with neatly kept lawns with well stocked floral, shrubbery and herbaceous beds and borders, a variety of inset specimen trees, the whole being well maintained and enclosed on all sides by closely boarded wooden fencing.







FLOOR PLANS ...

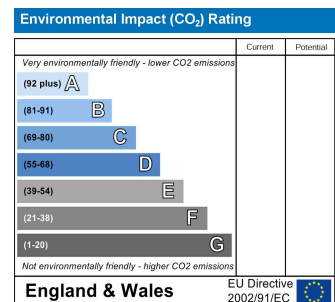
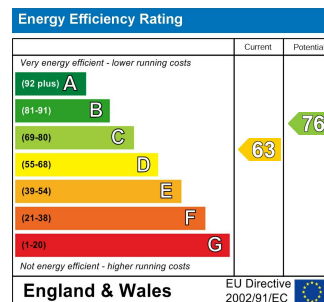


Overall square footage approx 1508.7 sq.ft

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, over the English Bridge. Continue the full length of Abbey Foregate to The Column traffic island and take the first exit into Preston Street. Continue along Present Street for some distance where the property will be found set back 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



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