



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

62 Juniper Road, Shrewsbury SY1 2BN

**£450,000 Guide
Price**

To view this property please call us on **01743 236 800** Ref: T7966/SL/MU

A particularly well appointed and especially well maintained, superior, detached family house, situated in an enviable cul-de-sac position on this small exclusive and conveniently placed residential development.

The residence provides well planned and well proportioned family accommodation throughout with rooms of pleasing dimensions and is presented throughout to an exacting standard and with the benefit of gas-fired central heating and double glazing comprises : pillared entrance porch, entrance hall, cloakroom/wc, living room, well appointed kitchen/dining room, utility room, master bedroom with en suite, 2 further bedrooms and family bathroom. Large detached garage, parking and attractive gardens.

The property is situated at the end of a quite cul-de-sac on this small and exclusive residential development on the northern fringe of Shrewsbury, well placed in close proximity of well regarded schools, the nearby town centre with its many fashionable bars and restaurants, Theatre Severn, the Quarry Park and Dingle Gardens and the Shrewsbury Railway Station, also within easy reach of Shrewsbury by-pass with M54 Motorway link leading to the West Midlands.



INSIDE THE PROPERTY

PILLARED ENTRANCE PORCH

With a panelled and partly glazed door to :

SPACIOUS ENTRANCE HALL

Built in cloaks cupboard.

CLOAKROOM/WC

WC low type flush

Corner hand basin.

LIVING ROOM

16'0" x 11'9" (4.88m x 3.59m)

A pleasant room with attractive fireplace,

Bay window with decorative leaded lights overlooking the garden and the formal reception area to the front

SPACIOUS AND WELL APPOINTED KITCHEN/DINING ROOM

12'6" x 25'2" (3.81m x 7.66m)

The kitchen is fitted with an extensive range of matching modern units with integrated appliances and incorporates a central island unit
Glazed French doors and window opening onto and overlooking the neatly kept enclosed garden.

UTILITY ROOM

5'9" x 6'2" (1.75m x 1.88m)

A STAIRCASE from the entrance hall with handrail and balustrade rises to a FIRST FLOOR LANDING

MASTER BEDROOM 1

11'0" x 11'9" (3.35m x 3.59m)

Large walk in wardrobe

LUXURIOUSLY APPOINTED EN SUITE SHOWER ROOM

With a large walk in shower with glazed shower screen, overhead

drench shower and hand held shower

WC type flush

Wash hand basin

BEDROOM 2

10'2" x 13'5" (3.09m x 4.10m)

Window overlooking the rear garden.

BEDROOM 3

11'0" x 11'4" (3.35m x 3.45m)

Window with similar views to bedroom 2.

FAMILY BATHROOM

Neatly appointed with a modern panelled bath with shower

Wash hand basin

WC low type flush.

OUTSIDE THE PROPERTY

LARGE DETACHED GARAGE

Up and over door, concrete floor, electric light and power supply.

TO THE FRONT the property is approached over a tarmacadam drive with a forecourt providing ample parking and turning space for guests' cars. The forecourt is easily maintained with gravelled beds with inset shrubs and a paved area serves the formal reception area. In addition to the forecourt there is a further area of garden which is laid to lawn with additional established shrubs and specimen trees.

Gateway access to the REAR GARDEN with an extensive paved patio and terrace, neatly kept lawn with shaped floral and shrubbery borders and a further raised decked terrace, ideal for alfresco dining, entertaining etc. The whole neatly kept and well enclosed on all sides by closely boarded wooden fencing.

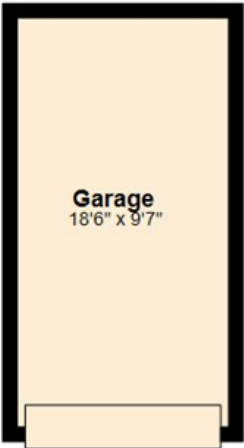




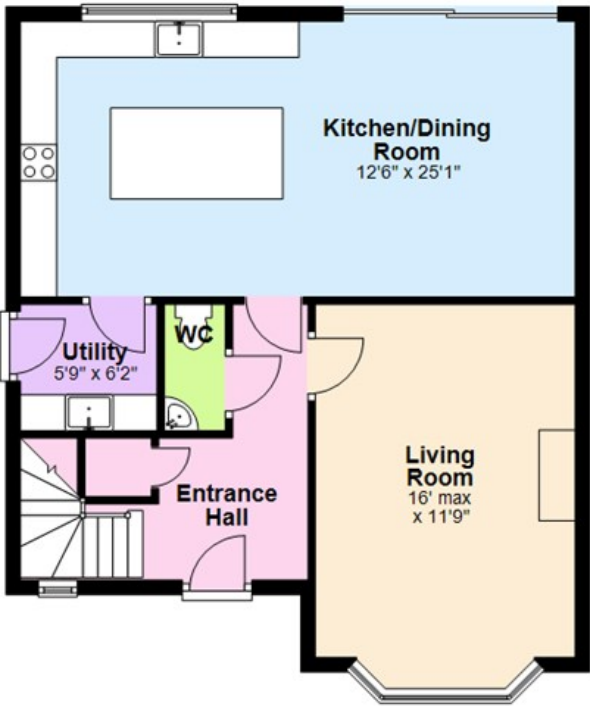




FLOOR PLANS ...



Ground Floor



First Floor

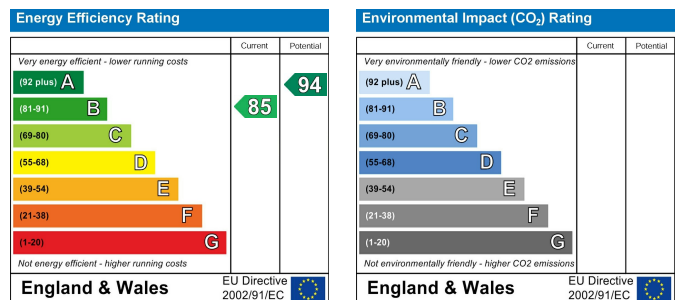


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Smithfield Road, proceed up Coton Hill and along Ellesmere Road. Proceed for some distance eventually turning left into Juniper Road.

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

Council Tax Band E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

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

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