



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10 Old Rose Drive, Shrewsbury, SY2 6FJ

**Offers In The Region Of
£320,000**

To view this property please call us on **01743 236 800** Ref: T7968/WM/lrd

An immaculate, beautifully presented 3 bedroom semi-detached family home.

This immaculate, modern, three bedroom semi-detached family home, arranged over three floors, providing spacious and well proportioned accommodation throughout, briefly comprising: entrance hall, kitchen/dining room, living room, WC to the ground floor; two bedrooms and family bathroom to the first floor; master bedroom, en-suite shower room and walk-in wardrobe to the second floor. Spacious driveway and landscaped rear garden with patio areas.

The property occupies a fantastic position and is located on the eastern fringe of Shrewsbury, conveniently placed for excellent amenities including shops, recreational facilities, renowned schools and the Reabrook Nature Reserve providing walking access to the nearby town centre of Shrewsbury.



INSIDE THE PROPERTY

GROUND FLOOR

ENTRANCE HALL

KITCHEN/DINING ROOM

18'1" x 9'5" (5.51m x 2.86m)

Window to the front

A range of matching wall and base units with integrated appliances

Ample room for entertaining

WC

Window to the side

Wash hand basin and low flush WC

LIVING ROOM

13'4" x 13'0" (4.06m x 3.96m)

Two windows to the rear

French doors opening out and onto the rear patio area

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

FIRST FLOOR:

BEDROOM 2

13'0" x 13'0" (3.95m x 3.96m)

Window to the rear

BEDROOM 3

11'2" x 6'2" (3.41m x 1.88m)

Window to the front

FAMILY BATHROOM

White panelled bath with shower over and screen

Wash hand basin and low flush WC

From the first floor inner hallway,, STAIRCASE rises to:

SECOND FLOOR:

BEDROOM 1

17'0" x 13'0" (5.17m x 3.96m)

Windows to the front and side

Access to:

WALK-IN WARDROBE

With Velux window

EN-SUITE SHOWER ROOM

Velux window

Large walk-in shower cubicle

Wash hand basin and low flush WC

OUTSIDE THE PROPERTY

The property is approached over a spacious driveway, providing ample room for parking. Mature hedging and side gated access to the rear of the property.

To the rear, there is a beautifully landscaped garden with decking area perfect for entertaining, a variety of floral and shrubbery borders, vegetable patches, garden shed, additional patio area, the whole enclosed by wooden fencing.







FLOOR PLANS ...

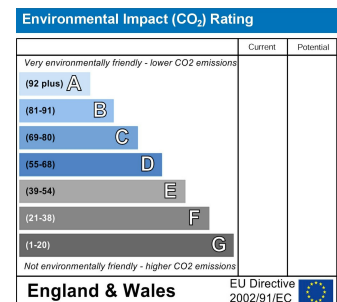
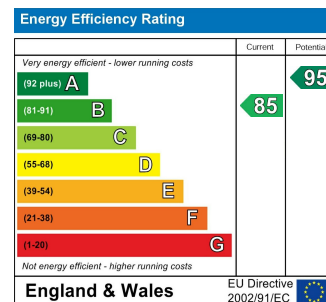


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, along Roman Road to the Meole Brace island. Take the second exit onto Oteley Road, B4380. Continue to the second set of traffic lights and turn left into Murrell Way. Continue to the T-junction and turn right. Continue along Murrell Way for a short distance and turn left into Gardeners Place. At the end of Gardeners Place, turn right into Old Rose Drive. After a short distance, take a right hand turn where the property will be found at the end of the road 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: C

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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