



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

48, Priory Ridge, Shrewsbury, SY3 9EQ

**Offers In The Region
Of £365,000**

To view this property please call us on **01743 236 800** Ref: T7977/WM/lrd

A well presented, four bedroom, semi-detached family home.

This well presented 4 bedroom, semi-detached family home, arranged over three floors, provides spacious and well proportioned accommodation throughout, briefly comprising: to the ground floor: entrance hall, kitchen, lounge/dining room; to the first floor, three bedrooms and family bathroom; to the second floor large fourth bedroom. Driveway, spacious front garden, single garage and neatly kept rear garden. The property also benefits from gas fired central heating.

The property is situated in this highly desirable and sought after area of Shrewsbury, within easy reach of excellent local amenities, including good schools, shops, the nearby town centre and is also well placed for access to the Shrewsbury bypass and the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

GROUND FLOOR

ENTRANCE HALL

Understairs storage cupboard

KITCHEN

13'2" x 13'2" (4.01m x 4.01m)

With a range of matching wall and base units

Large window to the front and access to a side courtyard space

LOUNGE/DINING ROOM

11'11" x 20'3" (3.63m x 6.16m)

Provides spacious accommodation

Feature fireplace

Large bay window to the rear

Access to the rear garden

From the entrance hall, STAIRCASE rises to a FIRST FLOOR LANDING

BEDROOM 1

11'9" x 10'5" (3.59m x 3.17m)

Window to the rear,

BEDROOM 2

11'9" x 9'6" (3.59m x 2.89m)

Window to the rear

Two fitted cupboards

BEDROOM 3

9'2" x 7'11" (2.79m x 2.42m)

Window to the front

FAMILY BATHROOM

Window to the front

White panelled bath with side mixer shower

Shower cubicle

Inset wash hand basin with vanity cupboard under

Low flush wc

Partially tiled walls

From the first floor landing, STAIRCASE rises to a SECOND FLOOR LANDING with fantastic storage possibilities

BEDROOM 4

19'0" x 7'10" (5.80m x 2.39m)

Spacious with five Velux windows providing ample amounts of natural light

OUTSIDE THE PROPERTY

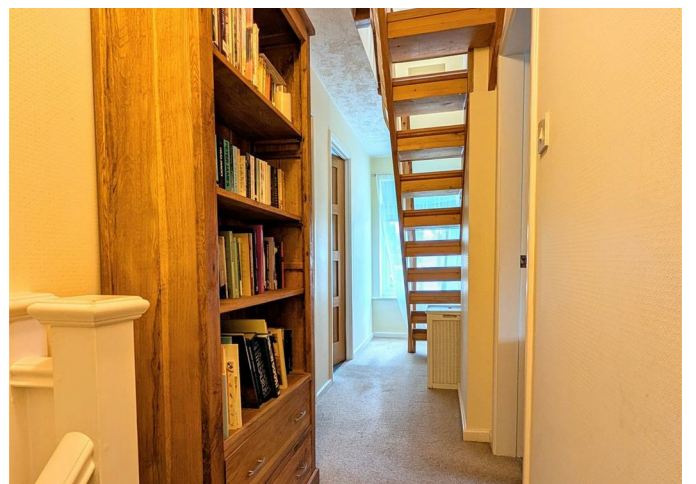
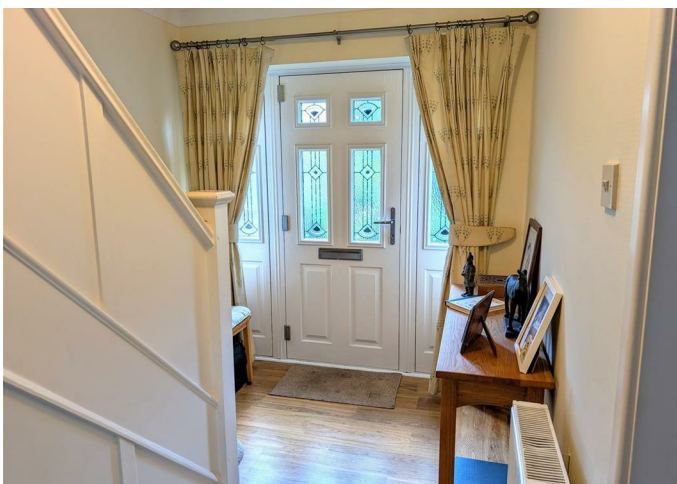
SINGLE GARAGE

The property is approached over a concrete, tandem driveway, perfect for two cars, with a single garage, access points to the front and side of the property, as well as a spacious front garden, predominantly laid to lawn, with floral borders, wooden fencing and mature hedging.

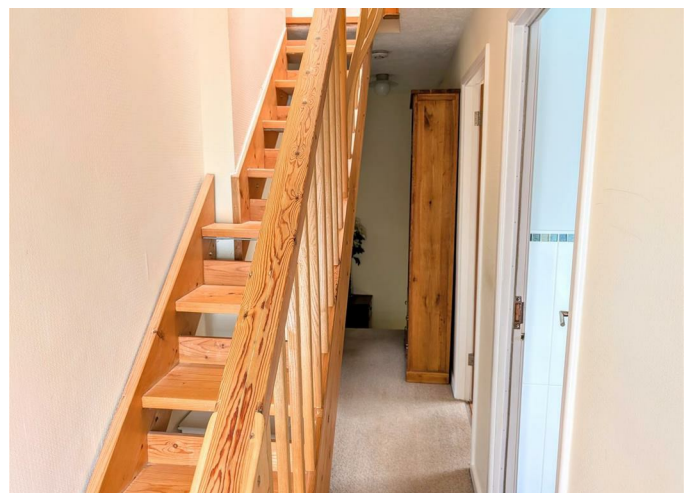
To the side of the property, there is a courtyard space with access to the rear.

The rear garden has an area predominantly laid to lawn, a seating area, floral and shrubbery borders and mature hedging providing ample privacy.



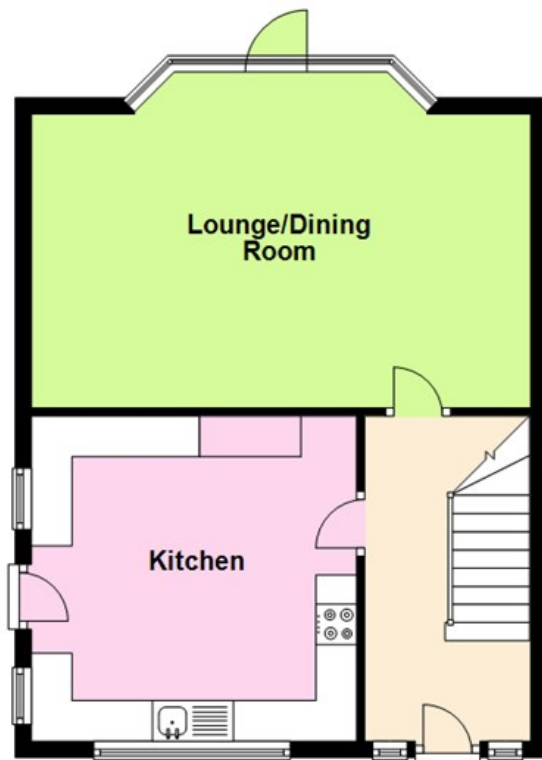




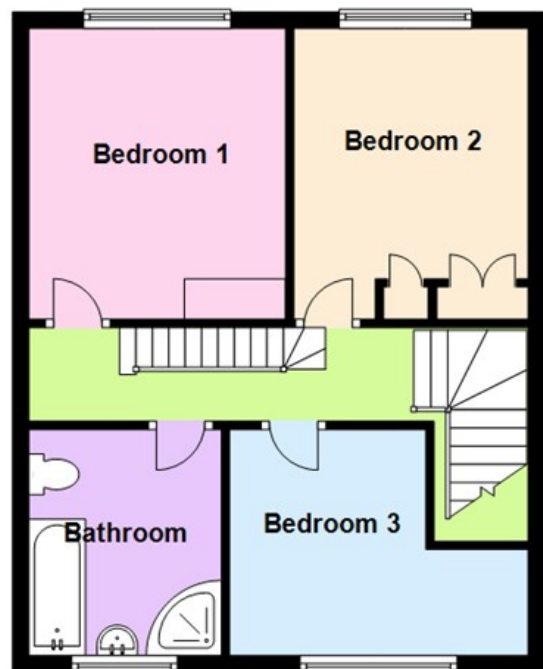


FLOOR PLANS ...

Ground Floor



First Floor



Second Floor

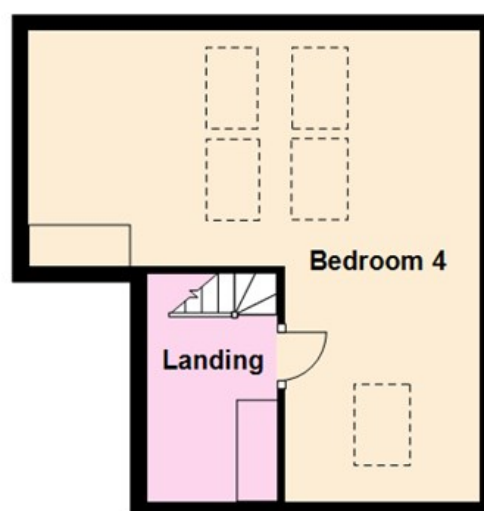
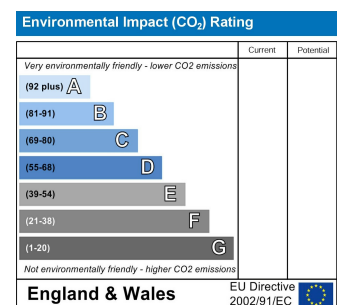
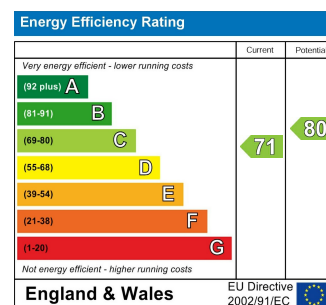


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, over the Welsh Bridge, to the Frankwell island. Take the first exit onto Copthorne Road. Turn left into New Street and proceed onto Porthill. At the traffic island, turn left onto Roman Road. Proceed to the next island, taking the third exit onto Longden Road. Turn left into Priory Ridge; follow the road down to the end and take a right, where the property will be found after a short distance 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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