



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

82 Comet Drive, Shrewsbury, SY1 4AZ

£325,000 Region

To view this property please call us on **01743 236 800** Ref: T7976/SL/KQ

A particularly well appointed much improved and extended, five bedroom semi-detached family house situated in a cul- de-sac position.

This five bedroom semi-detached family home provides well planned and well proportioned accommodation and has been much improved by the present owners. The accommodation benefits from gas fired central heating and double glazing.

The property occupies an enviable cul-de-sac position in this popular and convenient location well placed within reach of excellent amenities including local shops and schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

Panelled door to:

ENTRANCE HALL

LIVING ROOM

10'0" x 11'9" (3.05m x 3.58m)

A pleasant room with engineered wooden flooring

Deep bay window overlooking the front garden

Fireplace recess with raised hearth housing wood burning stove

DINING ROOM

10'0" x 17'11" (3.05m x 5.46m)

Built in store cupboard

Further double door built in store

Double glazed sliding doors to:

FAMILY ROOM / GARDEN ROOM

11'0" x 13'0" (3.35m x 3.96m)

Glazed French doors to the rear garden

Windows overlooking the rear garden

KITCHEN

17'9" x 8'9" (5.41m x 2.67m)

Attractively appointed with a range of matching modern units with Quartz working surfaces

Glazed door to both the front and rear garden

CLOAKROOM

Wash hand basin, wc

UTILITY ROOM

4'4" x 4'11" (1.31m x 1.50m)

STUDY

9'2" x 8'0" (2.79m x 2.43m)

Laminated flooring

Window overlooking the rear garden

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

BEDROOM 1

10'5" x 11'3" (3.18m x 3.43m)

Bay window to the front

BEDROOM 2

10'3" x 11'3" (3.12m x 3.43m)

Window overlooking the rear garden

BEDROOM 5

7'3" x 6'4" (2.21m x 1.93m)

Window to front.

SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

The landing continues to:

BEDROOM 3

11'6" x 10'8" (3.50m x 3.26m)

Window to the rear garden

EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

BEDROOM 4

8'6" x 8'0" (2.59m x 2.44m)

Window to the rear garden

FAMILY BATHROOM

Panelled bath

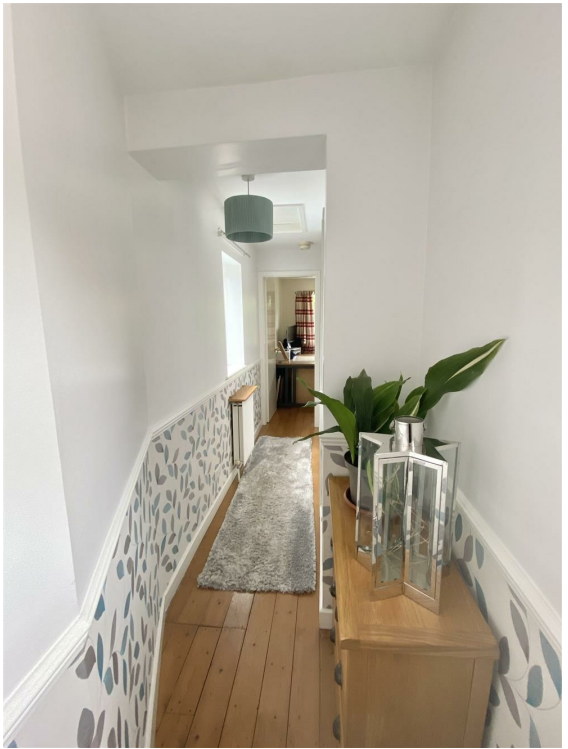
Pedestal wash hand basin, wc

OUTSIDE THE PROPERTY

The property is set back and divided from the road by a neatly kept forecourt laid to lawn and approached through a pillared entrance over a concrete drive, which extends to the front serving the reception area.

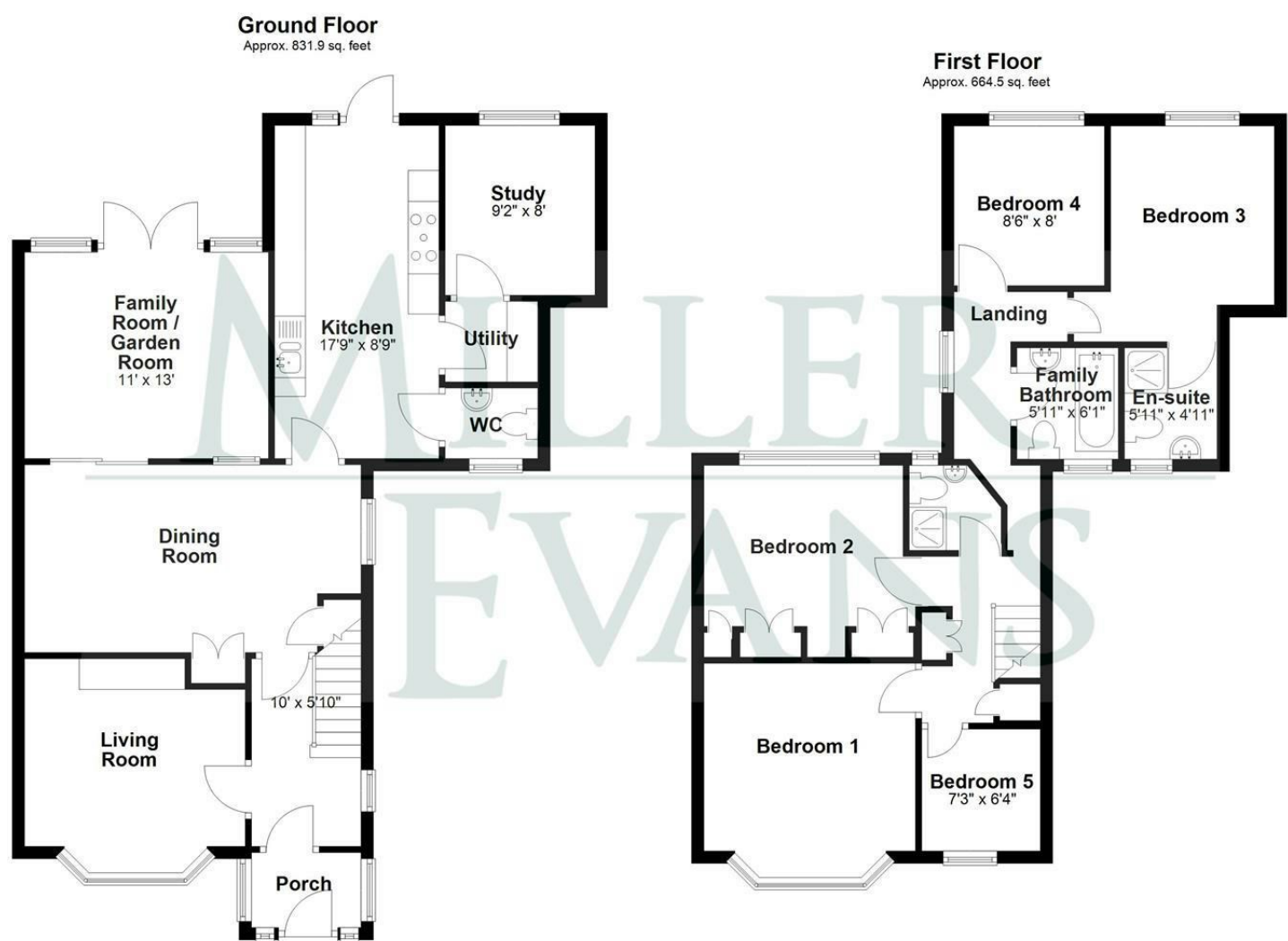
There is a particularly attractive and well stocked landscaped REAR GARDEN with ornamental pond, neatly kept lawns, a gravelled terrace. A concrete pathway leads to a further enclosed entertaining space which is gravelled with Summerhouse. This area is ideal for Alfresco dining/BBQ etc. In addition to the formal gardens, there is a further area with productive vegetable garden.







FLOOR PLANS ...

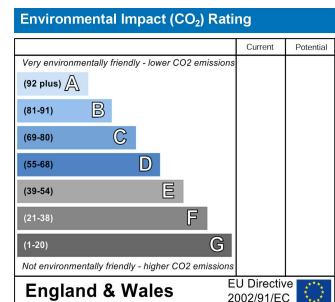
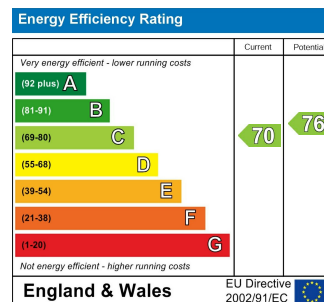


Total area: approx. 1496.5 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate and onto Ditherington Road. After some distance, turn right into Comet Drive. Continue to the T Junction, turning left and the property will be found in the corner on the right 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: B

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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