



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

5 New College Road, Shrewsbury, SY2 6PU

£550,000 Region

To view this property please call us on **01743 236 800** Ref: T7912/SL/KQ

A truly immaculate, well appointed and extended, three bedroom detached family residence, situated in a quiet cul-de-sac in this popular residential area.

This three bedroom detached property is presented throughout to an exacting standard and provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The accommodation briefly comprising; entrance hall, cloakroom, living room, garden room with bi-fold doors to rear garden, kitchen/dining room, utility, side lobby, master bedroom with en suite shower room, second bedroom with en suite shower room, third bedroom and family bathroom. The property also benefits from a spacious landing providing an ideal study/occasional bedroom area, gas fired central heating and double glazing.

The property occupies an enviable cul-de-sac position in this popular and much favoured and sought after residential area with views to the rear over the Shrewsbury cricket club, well placed within reach of excellent amenities, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands. Birmingham 47 miles approx. – Chester 45 miles approx.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

13'0" x 13'2" (3.95m x 4.01m)

Double doors to:

GARDEN ROOM

11'0" x 15'4" (3.35m x 4.67m)

Bi-fold doors to rear garden

KITCHEN / DINING ROOM

19'9" x 13'9" (6.03m x 4.19m)

Fitted with a range of matching wall and base units incorporating central island unit

Double doors to rear garden

UTILITY

13'0" x 8'1" (3.95m x 2.46m)

SIDE LOBBY

STAIRCASE rising from entrance hall to SPACIOUS LANDING providing ideal study/occasional bedroom area (13'2" x 13'9"). Large eaves store cupboards.

MASTER BEDROOM

10'11" x 12'2" (3.34m x 3.71m)

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 2

9'7" x 10'5" (2.93m x 3.18m)

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 3

9'7" x 9'4" (2.93m x 2.84m)

Built in wardrobe with sliding mirror fronted doors

BATHROOM

Corner bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

Up and over door.

Podpoint EV charging unit

The property is set back from the road by neatly kept and attractive open-plan forecourt, approached over a tarmacadam drive providing ample parking, serving the garage and reception area with a further gravelled area to the front.

There is a particularly attractive landscaped REAR GARDEN which enjoys a sunny south facing aspect with views to the rear over the Shrewsbury cricket club. There is an extensive paved patio with rustic Pergola and a lawn with neatly kept floral and shrubbery beds and borders. Ornamental trees. The whole well stocked and enclosed on all sides with gateway access to the cricket fields.



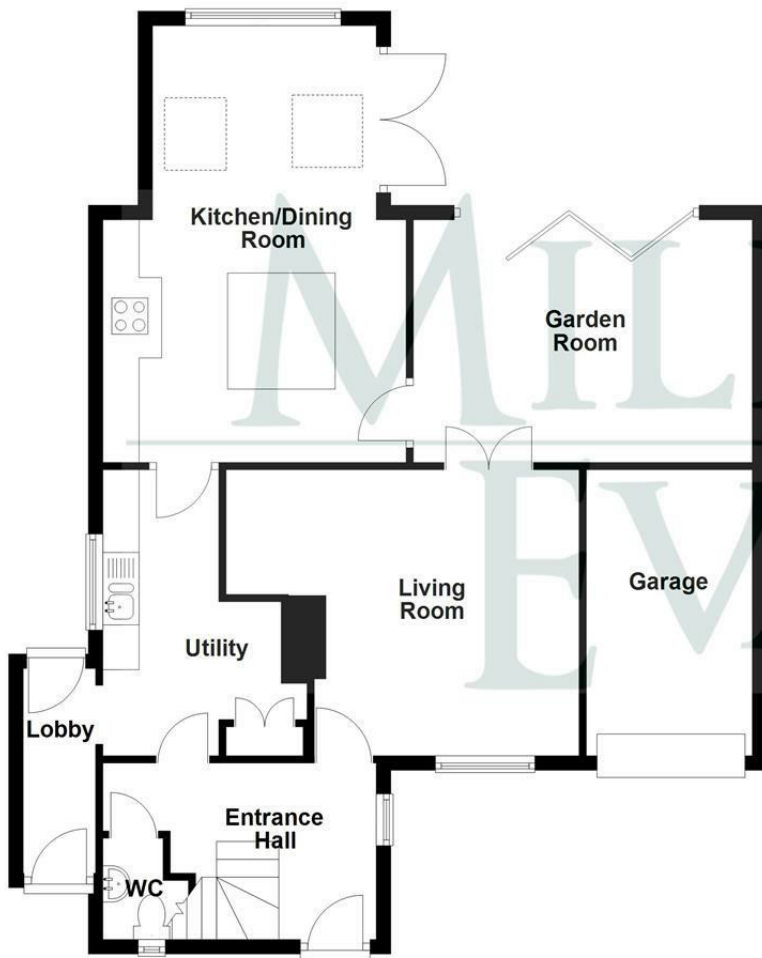






FLOOR PLANS ...

Ground Floor
Approx. 916.0 sq. feet



First Floor
Approx. 789.6 sq. feet

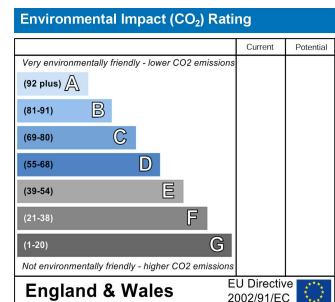
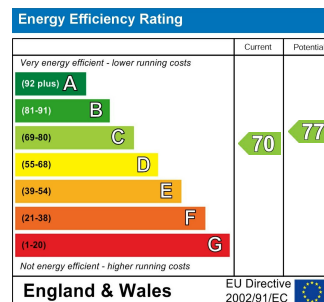


Total area: approx. 1705.6 sq. feet

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed east over the English Bridge and along Abbey Foregate to The Column island. Take the second exit along London Road. After a short distance opposite the Technical College turn right into New College Road where the property will be found 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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