



Ivy House, 28 Roman Road, Shrewsbury, SY3 9AT

Shrewsbury & Country House Sales

MILLER
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Ivy House, 28 Roman Road, Shrewsbury, SY3 9AT

£995,000 Freehold

A superior detached family residence, situated in a sought after residential location. This exceptional detached home provides an impressive blend of style, comfort and space complimented by a professionally landscaped garden and gravelled drive providing generous parking.

- A superior detached four bedroom residence
- Imposing entrance hall, sitting room and snug
- Impeccably crafted bespoke kitchen with premium integrated appliances seamlessly leading through to the dining room
- Separate utility room and cloakroom
- Staircase to a pleasant open landing, master bedroom with en suite shower room
- Three further double bedrooms and family bathroom
- Landscaped garden offering privacy and outdoor space for relaxation
- Driveway providing parking.
- Self contained office with adjoining store room
- Positioned in a sought after residential area, close to reputable schools, transport links and a range of local amenities



Ivy House is a distinctive, exceptional detached house and offers an impressive blend of style and comfort and space with generous accommodation designed to suit modern family living. The well planned accommodation is well presented and boasts rooms of pleasing dimensions throughout.

The property is positioned in a highly desirable location in one of Shrewsbury's most sought after residential neighbourhoods. The property is within close proximity of reputable schools, including the revered Shrewsbury School, excellent state run schools. The Royal Shrewsbury Hospital, together with the nearby town centre with its many fashionable bars and restaurants, Theatre Severn, Shrewsbury railway station and the Quarry Park and Dingle Gardens. Excellent transport links: London 173 miles. Birmingham 48 miles. Chester 43 miles.

GARDENS

Externally, the residence enjoys professionally landscaped gardens which provide privacy and outdoor space for relaxation and entertaining. The gardens are laid to lawn with well stocked shrubbery and herbaceous displays, a patio area extends the full width of the property with a circular terrace enclosed by ornamental walling. The whole being neatly kept and especially well maintained and enjoying a sunny south westerly facing aspect.







ENTRANCE HALL

DINING ROOM

16'11" x 13'0"

French doors to garden

Opening to:

KITCHEN

21'1" x 13'0"

Bay window with window seat to the front

Shaker style units

Two dishwashers

Range Cooker

Sink unit with Quooker hot tap

Central island unit with breakfast bar

UTILITY ROOM

7'7" x 6'5"

Range of matching base units

Space for fridge freezer

SNUG

16'1" x 13'3"

Bay window and double doors to the garden



SITTING ROOM

16'2" x 13'3"

Bay window to the front

Fireplace with wood burning stove

CLOAKROOM

WALK IN PANTRY

9'3" x 6'2"

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING with former 5th bedroom area.

MASTER BEDROOM

14'5" x 13'0"

Range of built in wardrobes

EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc



BEDROOM 2

18'11" x 13'0"

Range of built in wardrobes

Feature fireplace

BEDROOM 3

14'5" x 13'3"

BEDROOM 4

13'3" x 12'0"

Built in wardrobe

BATHROOM

Panelled bath with Drench shower over and shower screen

Wash hand basin, wc

HOME OFFICE

16'3" x 12'3"

Ideal space for remote working, consultation room etc.

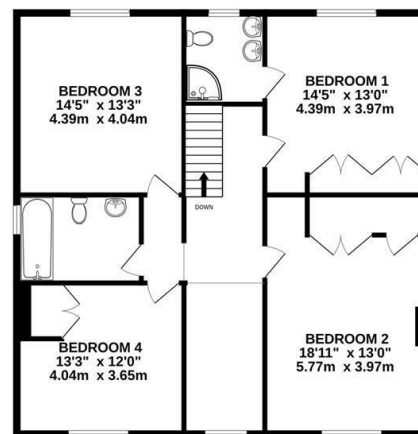
HOW TO GET THERE

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Turn right onto Pengwern Road. Proceed to the end turning right onto Porthill. Continue to the island, taking the first exit onto Roman Road. Continue for a short distance turning right into Russell Fields. Bear left and continue to the end of the drive where the entrance to Ivy House will be found.

GROUND FLOOR
1504 sq.ft. (139.8 sq.m.) approx.



1ST FLOOR
1083 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA: 2588 sq.ft. (240.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : G

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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