



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

4 Well Meadow Gardens, Shrewsbury, SY3 8UP

**Offers In The Region
Of £389,995**

To view this property please call us on **01743 236 800** Ref: T8042/WM/KQ

A neatly kept three bedroom semi-detached family home.

This neatly kept and well maintained three bedroom semi-detached family home, situated in a highly desirable residential area, provides well planned accommodation briefly comprising; entrance porch, entrance hall, living room, dining room, kitchen, utility, separate wc. Three bedrooms and bathroom to the first floor. Detached garage and spacious driveway providing parking. Good sized rear garden.

The property is well placed in a pleasant cul-de-sac position in this popular and desirable residential area on the western fringe of Shrewsbury, well placed within reach of excellent amenities including local shops, schools, the Royal Shrewsbury Hospital and on a frequent bus service to the town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

14'4" x 11'6" (4.37m x 3.51m)

Feature fireplace

Bay window to the front

DINING ROOM

12'10" x 11'6" (3.91m x 3.51m)

Wood flooring

French doors to rear garden

Opening to:

KITCHEN

9'3" x 11'5" (2.82m x 3.48m)

Range of matching wall and base units

Built in Diplomat electric double oven and grill, stainless steel four ring hob with extractor hood over

Integrated dishwasher

Tiled floor

UTILITY

7'4" x 5'4" (2.24m x 1.63m)

Range of matching base units with space for white goods

Door to rear garden

Door to:

SEPARATE WC

WC low type flush

STAIRCASE rising to FIRST FLOOR LANDING with access to roof space.

BEDROOM 1

14'4" x 10'3" (4.37m x 3.12m)

Bay window to the front

BEDROOM 2

12'9" x 11'6" (3.89m x 3.51m)

Window to the rear

BEDROOM 3

8'11" x 8'0" (2.72m x 2.44m)

Window to the front

BATHROOM

Panelled bath

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

DETACHED SECTIONAL GARAGE

The property is approached over a spacious gravelled driveway providing ample parking, flanked by lawned area with mature hedging. Gated access to garage.

Enclosed SOUTH FACING REAR GARDEN laid to lawn with large paved patio providing an ideal entertaining area, mature trees and hedging affording the garden privacy.



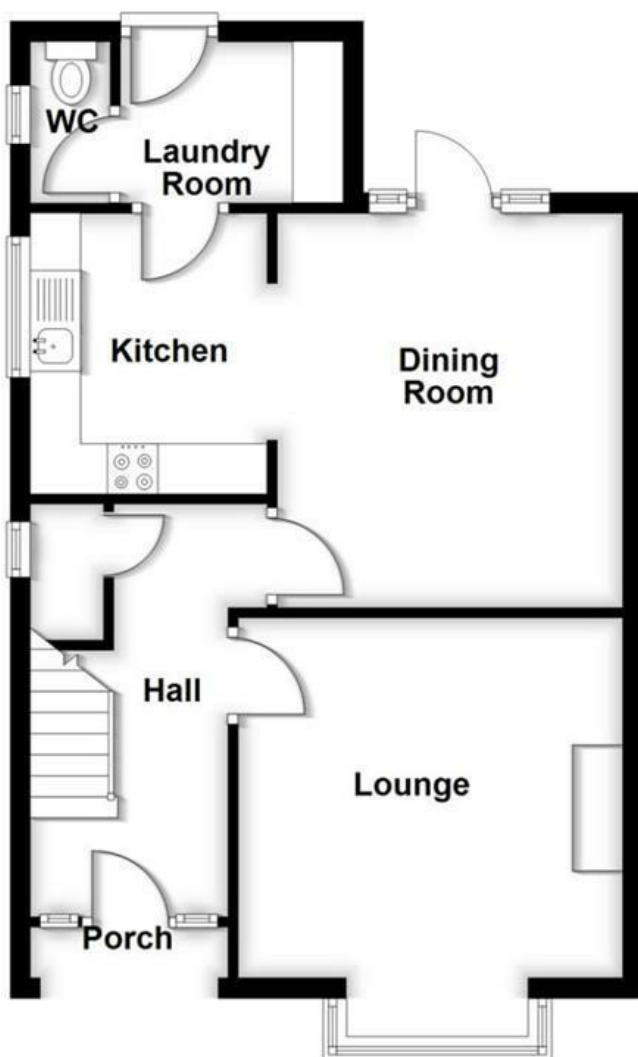




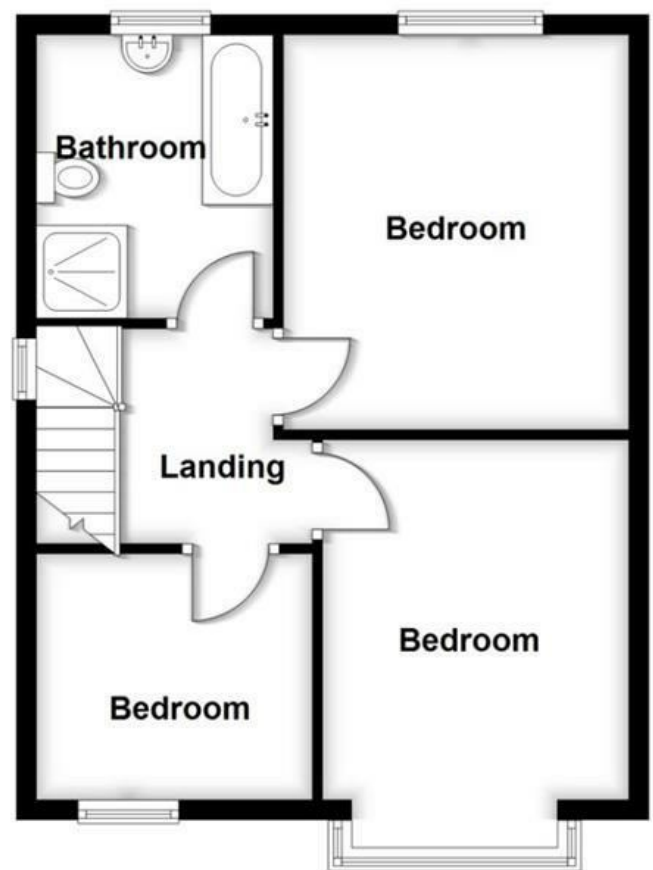


FLOOR PLANS ...

Ground Floor



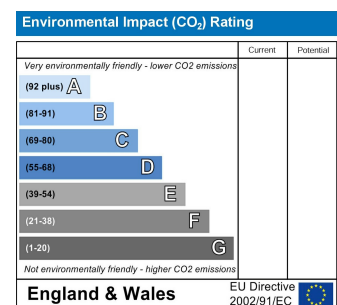
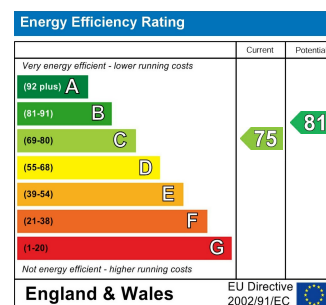
First Floor



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 into Copthorne Road. Continue to the Mytton Oak Island, taking the second exit onto Mytton Oak Road. Continue for a further distance eventually turning right into Well Meadow Road. Turn right into Well Meadow Gardens where the property will be found 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: 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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones