



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

39 Armoury Gardens, Shrewsbury, SY2 6PL

£695,000 Region

To view this property please call us on **01743 236 800** Ref: T7711/SL/KQ

A truly immaculate, well appointed and very much improved, mature, detached four bedroom family house occupying an enviable position.

This four bedroom detached house is presented throughout to an exacting standard and has recently undergone a comprehensive programme of improvements, which include three new heritage bathroom suites, new double glazed windows throughout, excellent ranges of built in fitted wardrobes. This work was all carried out in the summer of 2023. There is a stunning bespoke Anthony Lewis kitchen fitted with a range of integrated appliances and a Quooker tap. In the garden, there is a substantial summerhouse/garden room which was also constructed in the Summer of 2023, with power supply and lighting. This provides ideal accommodation and would be suitable as a home office, therapy/consultation room, or an amazing entertaining space.

The property is situated in this popular, favoured and desirable residential area, well placed within reach of excellent schools, a frequent bus service to the town centre and within easy reach of Shrewsbury by-pass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

21'7" x 11'7" (6.57m x 3.52m)

A pleasant through room with fireplace housing Clock log burning stove

Window to the front

French doors to the rear garden

SITTING ROOM

12'2" x 10'11" (3.72m x 3.33m)

Fireplace with inset Clearview log burning stove flanked on both sides by built in storage

Window to the front

KITCHEN / DINING ROOM

23'5" x 10'11" (7.13m x 3.33m)

Superbly appointed with a range of bespoke units with integrated appliances including dishwasher, fridge and Quooker tap

Bi-folding doors opening onto the rear garden

Further side window

UTILITY AREA

6'6" x 8'4" (1.97m x 2.53m)

Fitted with a range of Bespoke units providing ideal storage

Glazed door to the garden

CLOAKROOM

Wash hand basin, wc

Window

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

BEDROOM 1

12'1" x 11'11" (3.68m x 3.63m)

Window to the front

Built in wardrobe

LUXURIOUSLY APPOINTED EN SUITE SHOWER ROOM

Large walk in shower

Wash hand basin, wc

BEDROOM 2

9'6" x 11'11" (2.90m x 3.63m)

Built in wardrobe

Window overlooking the rear garden

BEDROOM 3

12'0" x 10'11" (3.66m x 3.33m)

Built in wardrobe

Window to the front

LUXURIOUSLY APPOINTED EN SUITE SHOWER ROOM

Large walk in shower

Wash hand basin, wc

FAMILY BATHROOM

Superbly appointed with a shower bath

Wash hand basin, wc

From the first floor landing, a STAIRCASE rises to SECOND FLOOR

BEDROOM 4

11'2" x 15'5" (3.41m x 4.71m)

Two Velux windows

DRESSING ROOM / WC

10'0" x 5'1" (3.05m x 1.54m)

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

Newly fitted double opening doors.

The property is set back and screened from the road by an established hedge and approached over a driveway which provides parking and serves the garage, with a pathway extending to the reception area with a forecourt laid to lawn with shrubbery displays.

There is a particularly attractive, neatly kept and landscaped REAR GARDEN with an extensive paved patio with seating and entertaining space, neatly kept lawns with floral and shrubbery displays and archway with screening to an enclosed Vegetable Garden. The whole garden is well stocked and neatly kept.

SPACIOUS SUMMERHOUSE / GARDEN ROOM

Two sets of bi-folding doors opening onto a terraced veranda. The summerhouse is equipped with power supply and lighting and would provides space for home office, consultation/therapy room, together with being an ideal entertaining space for guests and family.







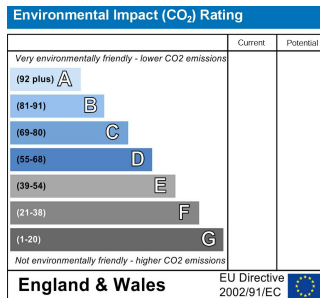
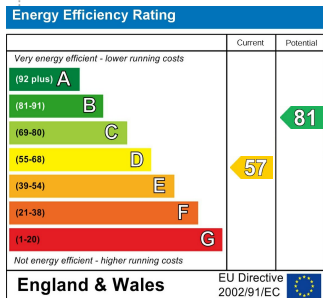


FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and continue the full length of Abbey Foregate to The Column island and take the third exit onto Wenlock Road. Continue along Wenlock Road for some distance eventually turning left into Armoury Gardens where the property will be found after a further short distance on the left hand side.



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

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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.

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