



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**11 Yewbrey Close, Bicton Heath, Shrewsbury, SY3 5FG**

**£400,000 Offers  
Over**

To view this property please call us on **01743 236 800** Ref: T8051/SL/KQ/lrd

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# A superior, detached house situated on a recently constructed residential development on the western fringe of Shrewsbury, blending modern design with comfort and efficiency.

The property offers a neat and especially well proportioned layout with thoughtful detailing throughout. The exterior is finished in a clean palette of brick, complimented by energy efficient windows. Inside, the home is presented to an exacting standard and opens to a spacious entrance hall with cloakroom, a light-filled living room with built-in media wall extending the length of the room with built in storage and display shelving. An open plan dining/kitchen is fitted with sleek integrated units with built-in appliances and durable working surfaces. To the first floor, the bedrooms are all of a comfortable size; the main bedroom has a stylish en-suite, with three further bedrooms and principal bathroom. The property benefits from full fired gas fired central heating and double glazing.

The property is situated on the edge of this recently constructed residential development on the western fringe of Shrewsbury, well placed within reach of excellent amenities including schools, local shops, bus service to the town centre, the Royal Shrewsbury Hospital and within easy reach of the Shrewsbury bypass and the M54 motorway link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Spacious entrance hall with built-in cloaks cupboard

### CLOAKROOM

With wash hand basin and low flush WC

### LIVING ROOM

15'4" x 11'5" (4.68m x 3.47m)

A pleasant room with windows to the front

Bespoke media wall extending the length of the room with built-in storage and display shelving

### OPEN PLAN KITCHEN/DINING ROOM

9'6" x 19'3" (2.90m x 5.87m)

Neatly appointed and fitted with a range of matching modern units with integrated appliances

Window overlooking the rear GARDEN

Glazed French doors allowing access to the GARDEN

### UTILITY ROOM

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING with built-in linen cupboard

### MASTER BEDROOM

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

Window to the rear

### EN-SUITE SHOWER ROOM

Large walk-in shower

Wash hand basin and low flush WC

### BEDROOM 2

8'10" x 10'0" (2.69m x 3.05m)

Window to the front

### BEDROOM 3

9'0" x 8'11" (2.74m x 2.73m)

Window to the front

### BEDROOM 4

6'9" x 8'11" (2.06m x 2.73m)

Window to the rear

### BATHROOM

Neatly appointed with modern suite

Panelled bath with shower

Wash hand basin and low flush WC

## OUTSIDE THE PROPERTY

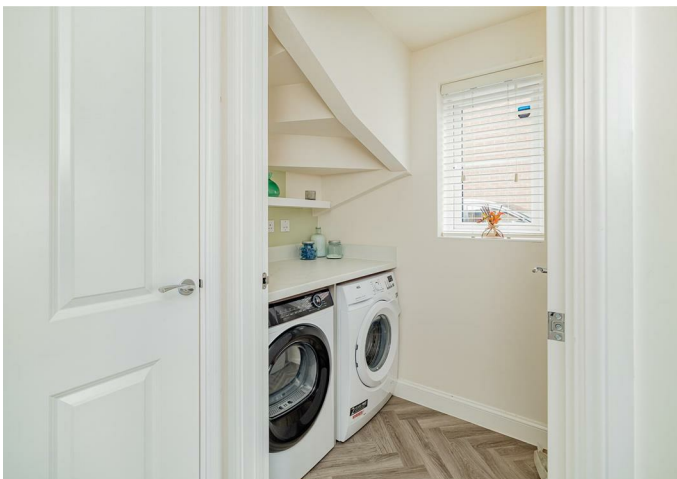
### DETACHED GARAGE

Up and over door.

To the front there is a generous forecourt which is laid to lawn with a shrubbery display and the property is approached over a Tarmacadam drive which provides ample parking space and serves the GARAGE, with a paved area serving the formal reception area.

To the rear, there is a neatly kept GARDEN with a paved patio and lawned area, the whole well enclosed by closely boarded wooden fencing.

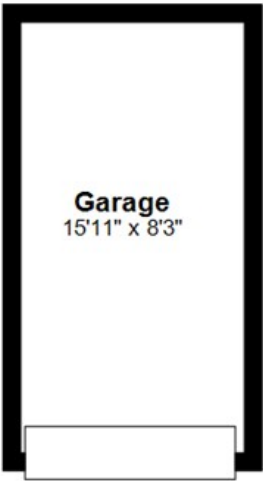




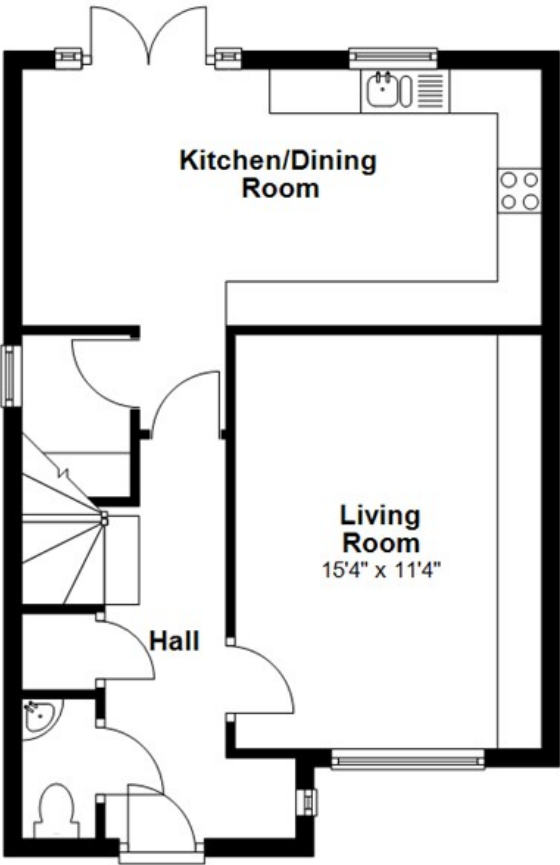




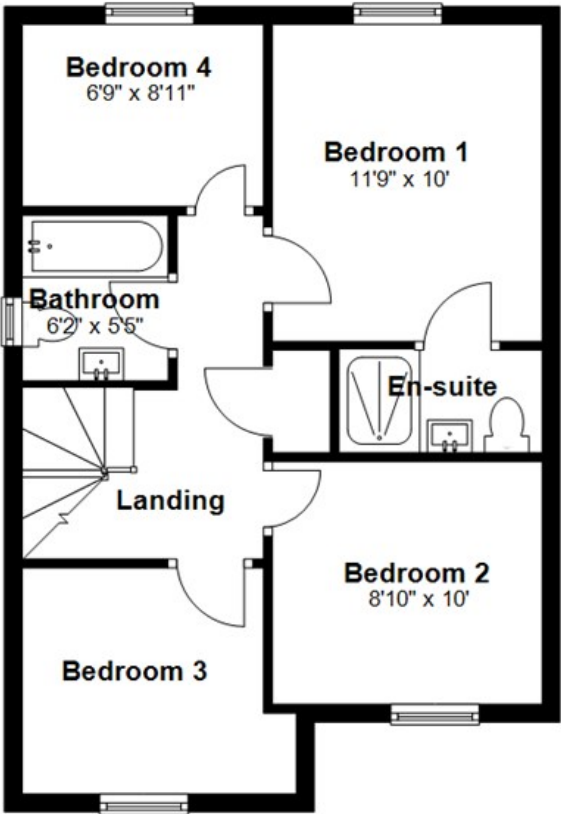
FLOOR PLANS ...



Ground Floor



First Floor



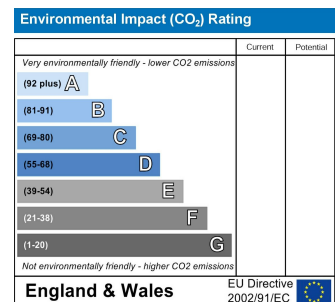
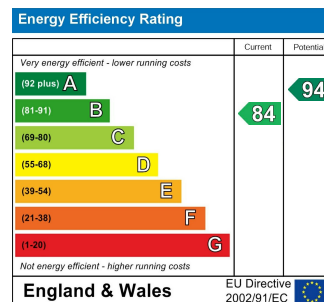
Total area: approx. 1173.5 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A458 Welshpool road. Continue for some distance eventually turning right into Bligny Crescent. Bear left and after some distance, turn left into Yewbrey Close.

## 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: D

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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