



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

3 Chatsworth Gardens, Shrewsbury SY3 7BG

£625,000 Region

To view this property please call us on **01743 236 800** Ref: T8059/SL/MU

A superbly presented Town House situated in this favoured location in one of Shrewsbury's most sought after residential areas with accommodation arranged over 3 meticulously presented floors.

The accommodation which is presented throughout to an exacting standard provides well planned and well proportioned accommodation with rooms of pleasing dimensions. There is a good sized entrance hall with cloakroom, dining room, impressive open plan kitchen/dining and family room with glazed French doors opening onto and overlooking the rear garden. On the first floor there is a spacious sitting room with fireplace and glazed French doors with Juliet balcony overlooking the landscaped garden to the rear. Master bedroom with a range of built in wardrobes and a well appointed en suite shower room. On the second floor there are 3 further double bedrooms and a family bathroom with separate shower. The property also benefits from double glazing and gas-fired central heating.

The property is situated in a quiet residential enclave moments from the vibrant town centre with cafes, boutique shops, the Theatre Seven, Quarry Park and Dingle Gardens and also well placed within easy reach of excellent transport links including easy access to the M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

KITCHEN/DINING/FAMILY ROOM

23'3" x 19'0" (7.09m x 5.79m)

UTILITY

DINING ROOM

10'9" x 9'2" (3.28m x 2.79m)

STUDY

5'10" x 9'2" (1.78m x 2.79m)

A STAIRCASE RISES TO THE FIRST FLOOR

LIVING ROOM

11'9" x 19'0" (3.58m x 5.79m)

BEDROOM 1

13'1" x 13'9" (3.99m x 4.19m)

EN SUITE

STAIRCASE RISES TO THE SECOND FLOOR

BEDROOM 2

11'9" x 19'0" (3.58m x 5.79m)

BEDROOM 3

10'5" x 9'10" (3.18m x 3.00m)

BEDROOM 4

10'5" x 9'2" (3.18m x 2.79m)

FAMILY BATHROOM

OUTSIDE THE PROPERTY

TO THE REAR there is a private and attractively landscaped GARDEN laid to lawn with a paved patio and terrace, well stocked floral and shrubbery borders. Timber summerhouse and gated access to the side. Driveway with parking for 2 cars and serving the SINGLE GARAGE.

The GARDENS TO THE FRONT are attractively landscaped and well stocked and laid to lawn with further floral displays and a pathway serving the formal reception area.

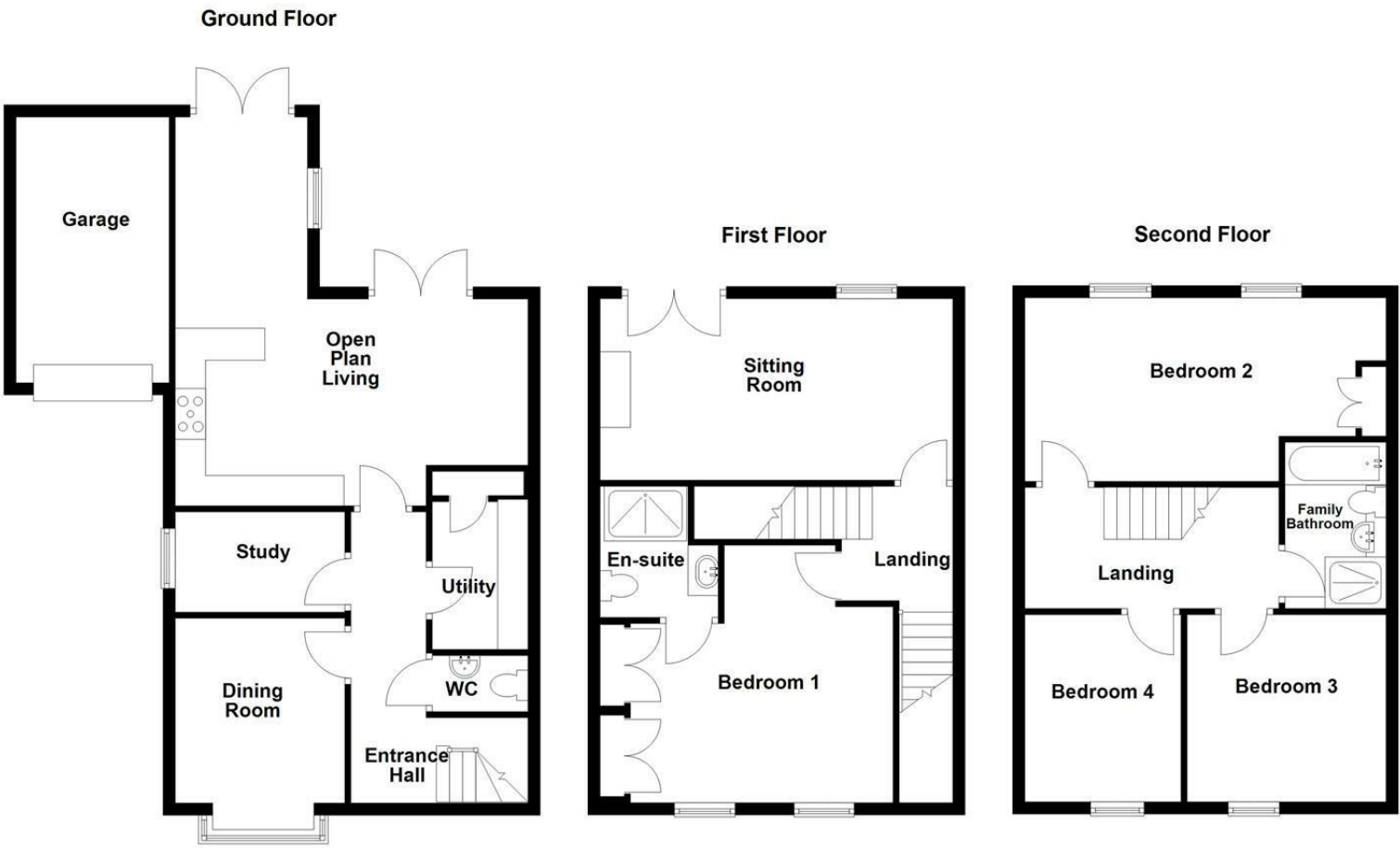








FLOOR PLANS ...

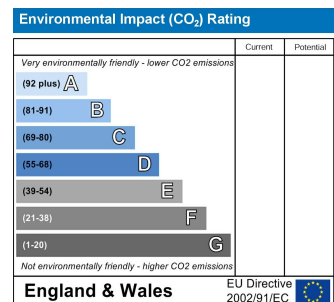
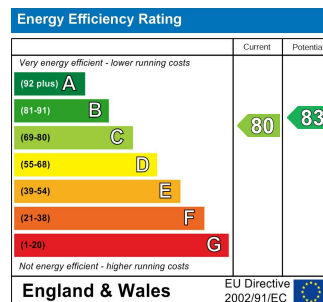


Total area: approx. 1769.5 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system into Coleham Head. Continue through Morton Crescent and along Bell View Road and after some distance turn right into North Hermitage. Proceed to the top of North Hermitage where Chatsworth Gardens 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: 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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