



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Rosemount, St. Giles Road, Shrewsbury, SY2 6NT

£595,000 Region

To view this property please call us on **01743 236 800** Ref: T7902/SL/KQ

A superior and particularly well appointed home situated in a highly desirable residential area.

This superior, four bedroom detached property provides spacious, well appointed and well planned living accommodation and boasts rooms of pleasing dimensions. The spacious living areas suitably combine open-plan living with formal rooms with premium flooring throughout and stylish lighting. The kitchen, in particular, is fully fitted with state of the art appliances, granite counter tops incorporating a large central island unit. The bedrooms are all generous in size and the bathrooms have luxury fittings with rainfall showers. The property benefits from full gas fired central heating and double glazing.

The property is situated in this much sought after residential location, well placed within reach of excellent schools, close proximity to the town centre, with its many fashionable bars and restaurants, Theatre Severn, Shrewsbury railway station, Quarry Park and Dingle Gardens. The property is also ideally placed within easy travelling distance of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

SPACIOUS ENTRANCE HALL

LIVING ROOM / DINING ROOM

23'4" x 13'3" (7.11m x 4.04m)

A pleasant through room with bay window to the front

Glazed French doors to the rear opening onto the rear garden

FAMILY ROOM

14'9" x 10'0" (4.50m x 3.05m)

Window to the front

Communicating with:

WELL APPOINTED KITCHEN / BREAKFAST ROOM

13'2" x 18'3" (4.01m x 5.56m)

UTILITY ROOM

7'3" x 6'7" (2.21m x 2.01m)

SEPARATE WC

Wash hand basin, wc

STUDY / OCCASSIONAL BEDROOM 5

14'7" x 9'11" (4.45m x 3.02m)

STAIRCASE rises from the entrance hall to FIRST FLOOR LANDING

MASTER BEDROOM

11'10" x 9'10" (3.61m x 3.00m)

DRESSING ROOM AREA

EN-SUTIE SHOWER ROOM

Large walk in shower

Wash hand basin, wc

BEDROOM 2

11'10" x 11'6" (3.61m x 3.51m)

BEDROOM 3

7'7" x 10'2" (2.31m x 3.10m)

BEDROOM 4

7'6" x 8'0" (2.29m x 2.44m)

FAMILY BATHROOM

6'7" x 9'5" (2.01m x 2.87m)

Panelled bath

Large walk in shower

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is set back and divided from the road by an ornamental dwarf wall and approached over a gravelled forecourt providing ample parking and serving the formal reception area.

There is a neatly kept REAR GARDEN with a paved patio with pillared Veranda, ideal for Alfresco dining, neatly kept lawn and raised shrubbery beds. The whole well enclosed on all sides affording the garden considerable privacy.





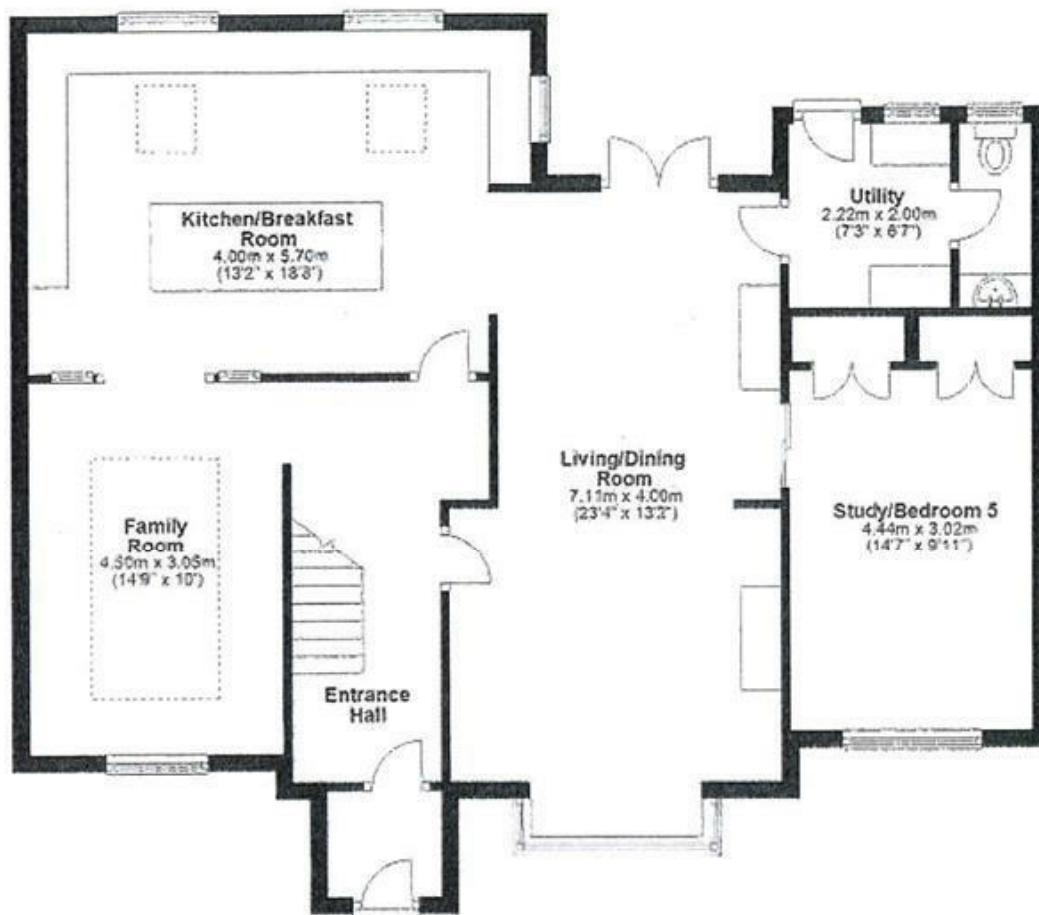




FLOOR PLANS ...

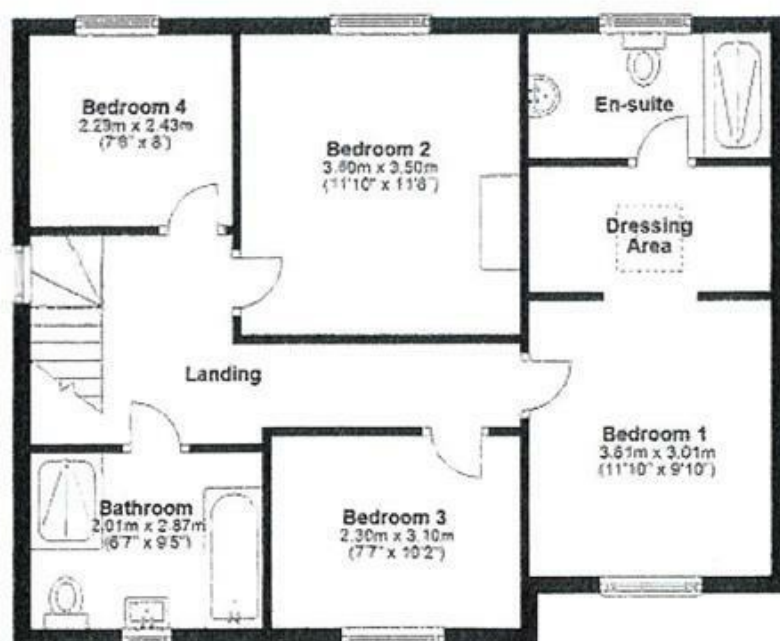
Ground Floor

Approx. 99.5 sq. metres (1070.7 sq. feet)



First Floor

Approx. 51.4 sq. metres (551.3 sq. feet)



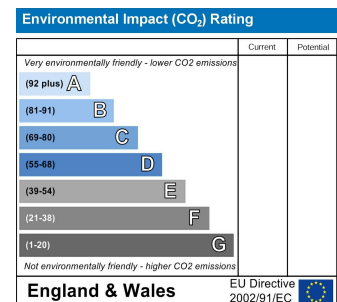
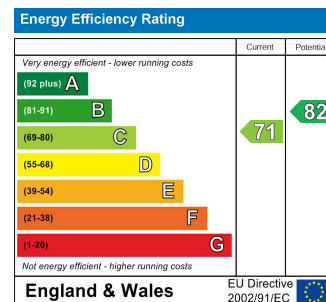
Total area: approx. 160.9 sq. metres (1732.1 sq. feet)

This report is prepared solely for your information and is not intended to be used for any other purpose. The figures are provided as a guide only and should not be used as a basis for any decision. The dimensions, areas and positions are approximate only and provided as a guide only and not an exact depiction of the property. Please refer to the floor plan.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge. Continue the full length of Abbey Foregate to the Column Island. Take the 3rd exit into Wenlock Road and after a short distance, turn left into St Giles Road, 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: 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



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

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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