



3 Walnut Drive, Shrewsbury, SY1 3SQ

Shrewsbury & Country House Sales

MILLER
EVANS



3 Walnut Drive, Shrewsbury, SY1 3SQ

£250,000

Freehold

- Truly immaculate three-bedroom semi-detached home in a sought-after cul-de-sac location.
- Well-regarded established development, close to excellent schools, shops, bus services, and major road links.
- Spacious accommodation including lounge with feature fireplace, dining room with French doors, and a well-appointed kitchen.
- Beautifully maintained, enclosed rear garden with established shrubs, miniature plants, and attractive patio areas.
- Garage, tarmac driveway providing off-road parking, gas central heating, and double glazing throughout.



Situated in a quiet cul-de-sac on a well-regarded and established residential development, this truly immaculate three-bedroom semi-detached home, enjoys an excellent location close to a wide range of amenities, including highly regarded schools, local shops, regular bus services to the town centre, and convenient road links for commuting.

The accommodation comprises an inviting entrance hall, a spacious lounge featuring an attractive fireplace with a living flame electric fire, a separate dining room with French doors opening onto the rear garden, and a well-appointed kitchen. To the first floor are three well-proportioned bedrooms and a modern family bathroom. The property benefits from gas central heating and double glazing throughout.

Externally, there is a garage together with a neatly maintained gravelled forecourt and a tarmac driveway, providing ample off-road parking and access to the reception area. The rear garden is a particular feature of the property, having been beautifully maintained and thoughtfully landscaped with an abundance of established shrubs and miniature plants, attractive patio seating areas, and secure enclosed boundaries, creating a delightful setting for outdoor relaxation and entertaining.







ENTRANCE HALL

14'8" x 5'9"

ENTRANCE VESTIBULE

3'7" x 5'9"

LOUNGE

14'8" x 10'10"

DINING ROOM

9'0" x 8'2"

KITCHEN

6'7" x 8'6"

Fitted with a range of modern, matching wall and base units

Door into garden

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

12'10" x 9'9"

Double built-in wardrobes and central wardrobe with sliding doors



BEDROOM 2

10'10" x 8'1"

Double built-in wardrobe

BEDROOM 3

8'10" x 6'10"

BATHROOM

5'5" x 8'6"

Panelled bath, pedestal wash hand basin and wc

GARDENS & GROUNDS

GARAGE

16'8" x 8'3"

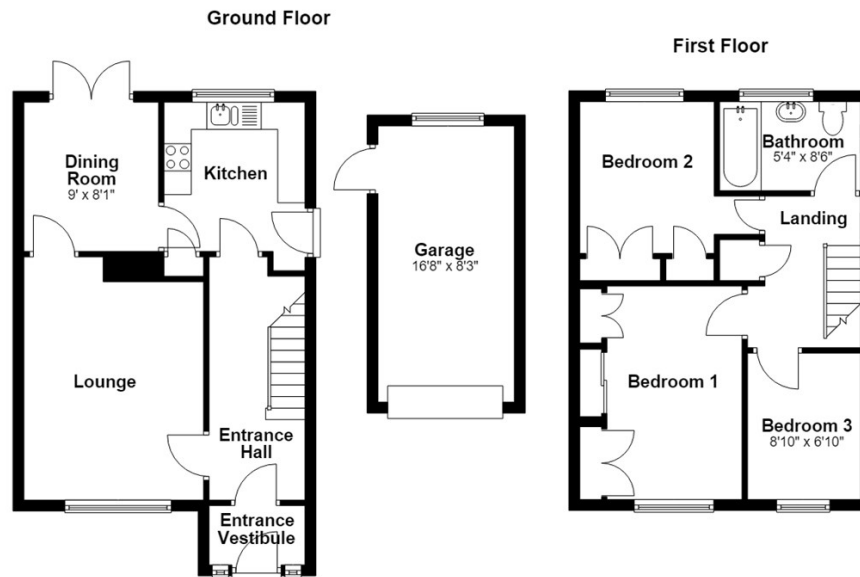
Up and over door

Window to the rear and door to the garden



HOW TO GET THERE

From Shrewsbury, proceed along the Ellesmere Road. Continue for some distance, turning right into Mount Pleasant Road and then take the next right into Westbury Road. Continue along Westbury Road before turning right into Boscobel Drive, then take the next right into Walnut Drive, where the property will be found.



Total area: approx. 974.5 sq. feet

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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. Images may have been enhanced. This property may be subject to additional management charges.

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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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

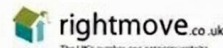
Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
EVANS**

FIND OUR PROPERTIES ON:



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