



32 Grangefields Road, Shrewsbury, SY3 9DB

Shrewsbury & Country House Sales

**MILLER
EVANS**



32 Grangefields Road, Shrewsbury, SY3 9DB

Offers over £450,000 Freehold

- A well presented 3 bedroomed semi-detached home
- Living room, kitchen/dining room
- Three bedrooms and family bathroom
- Ample parking
- Good sized gardens.



A well presented 3 bedroomed semi-detached home situated in a highly desirable area offering attractive views to the rear towards the Kingsland Valley. The property has been thoughtfully improved and is well appointed and occupied to a high standard throughout. The ground floor features oak veneer flooring. There is an inviting living room with fireplace recess housing a log burner, a particular highlight is a well fitted open plan kitchen/dining room, ideal for modern family living, entertaining etc. On the first floor there are 3 good sized bedrooms and a particularly well appointed family bathroom with separate shower. The property benefits from gas-fired central heating and double glazing.

The property is well placed in this popular and highly desirable residential area, within easy reach of well regarded schools, the Royal Shrewsbury Hospital, a bus service to the town centre and easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.





INSIDE THE PROPERTY

PORCH

SPACIOUS ENTRANCE HALL

LIVING ROOM

12'0" x 12'4"

KITCHEN/DINING ROOM

12'5" x 21'10"

BEDROOM 1

12'5" x 12'4"

BEDROOM 2

12'0" x 12'4"

BEDROOM 3

8'5" x 9'2"

FAMILY BATHROOM

With free standing bath

Hand basin

WC low type flush

Large walk in shower cubicle/

OUTSIDE THE PROPERTY

TO THE FRONT the property is set back and divided from the road by a generous forecourt, which is laid to lawn and approached over a driveway providing parking with a pathway extending to the formal reception area.

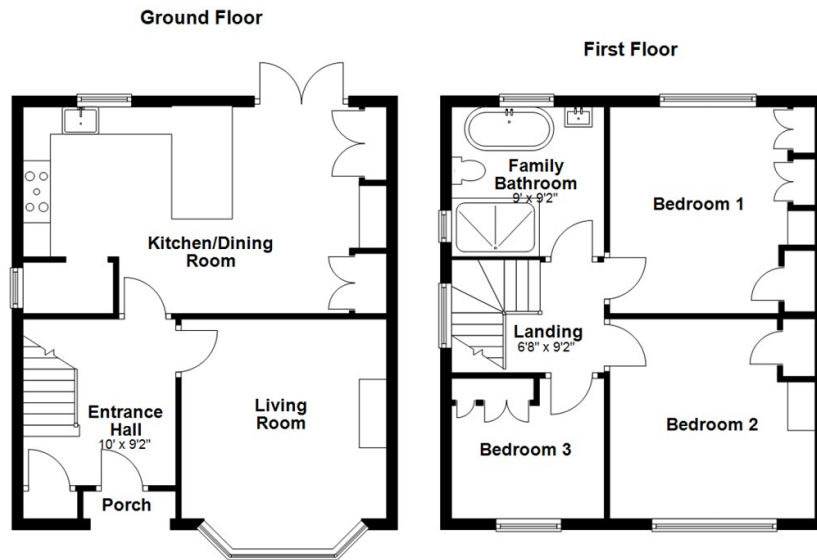
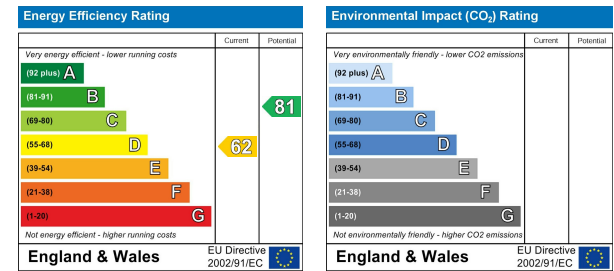
To the rear there is a particularly good sized GARDEN which is laid predominately to lawn with established shrubs. The property is in a slightly elevated position offering pleasant views to the rear across to the Kingsland Valley.





HOW TO GET THERE

The property is best approached along the Roman Road, passing Shrewsbury School on the left hand side. Continue for a further distance turning right into Grange Road and after a short distance right into Grangefields Road. Proceed along Grangefields Road where the property will be found after a further distance on the right hand side.



Total area: approx. 1085.8 sq. feet

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

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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.

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.

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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 : D

LOCAL AUTHORITIES

Shropshire Council

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