



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

8 Chatsworth Gardens, Shrewsbury, SY3 7BG

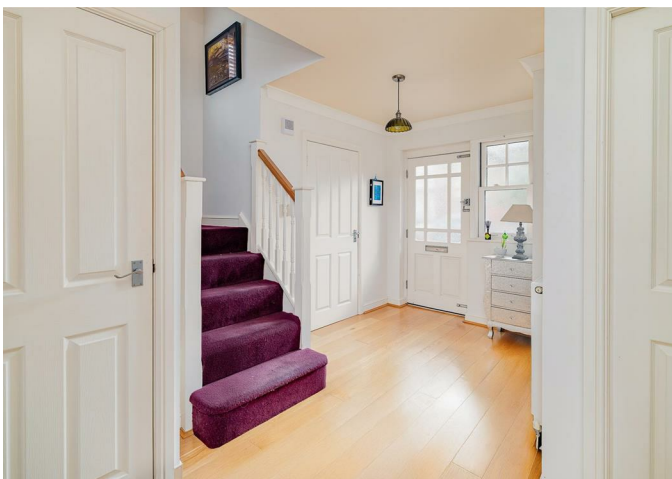
**Offers in the Region of
£750,000**

To view this property please call us on **01743 236 800** Ref: T8137/WM/KQ

An immaculately presented townhouse situated in this favoured location within one of Shrewsbury's most sought-after residential areas, offering accommodation arranged over three floors.

This modern, spacious and superbly presented townhouse offers spacious accommodation arranged over three floors with most rooms on the ground floor having oak wood floors and briefly comprises; entrance hall, cloakroom, sitting room, dining room, breakfast kitchen, utility. First floor living room with balcony, master bedroom with en suite shower room. Bedroom two with en suite shower room, two further bedrooms and bathroom. Enclosed gardens. The property benefits from a detached double garage, together with an additional parking space to the front of the property and ample on street parking, gas fired central heating and double glazing.

The property is well placed in one of Shrewsbury's most esteemed residential areas, renowned for its architectural significance, within close proximity to the town centre with its many fashionable bars and restaurants, Theatre Severn, Quarry Park and Dingle gardens and the Shrewsbury railway station. The property is also well placed close to popular schools in both the state and private sector and convenient transport links.



INSIDE THE PROPERTY

ENTRANCE HALL

Understairs store cupboard

CLOAKROOM

Wash hand basin, wc

SITTING ROOM

13'11" x 12'3" (4.23m x 3.74m)

Bay window to the front

KITCHEN / BREAKFAST ROOM

17'1" x 13'0" (5.21m x 3.96m)

Fitted with a range of matching wall and base units

Central island unit

Integrated appliances

French doors opening onto the rear garden

UTILITY ROOM

6'0" x 8'1" (1.84m x 2.47m)

Fitted with a range of matching wall and base units with inset sink

DINING ROOM

12'10" x 11'1" (3.90m x 3.38m)

French doors opening onto the rear garden

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

LIVING ROOM

12'10" x 24'5" (3.90m x 7.44m)

Feature fireplace

French doors opening to:

BALCONY

4'5" x 13'0" (1.34m x 3.96m)

Enjoying views over the garden with wrought iron railings

MASTER BEDROOM

16'10" x 13'0" (5.13m x 3.96m)

Window to the front

Built in wardrobes

EN-SUITE SHOWER ROOM

Window to the front

Walk-in shower cubicle

Wash hand basin and low flush wc

STAIRCASE continues to the SECOND FLOOR LANDING

BEDROOM 2

9'7" x 13'7" (2.92m x 4.15m)

Windows to the front

Built-in wardrobe

EN-SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin and low flush wc

BEDROOM 3

12'7" x 12'7" (3.83m x 3.83m)

Window to the rear

BEDROOM 4

12'10" x 11'1" (3.90m x 3.38m)

Window to the rear

PRINCIPAL BATHROOM

Panelled bath

Shower cubicle

Wash hand basin and low flush wc

OUTSIDE THE PROPERTY

DOUBLE GARAGE

Up and over door

Personal door to the garden

The property is approached over a paved driveway providing parking, flanked by shrub beds with a pathway to the reception area.

To the side and rear of the property is a second driveway providing additional parking space and access to the Detached Double Garage.

Enclosed REAR GARDEN laid to lawn with large paved patio providing ideal seating/entertaining space and further gravelled areas with a selection of specimen shrubs. The road to the rear and side of the property is for access only and therefore affords great privacy.



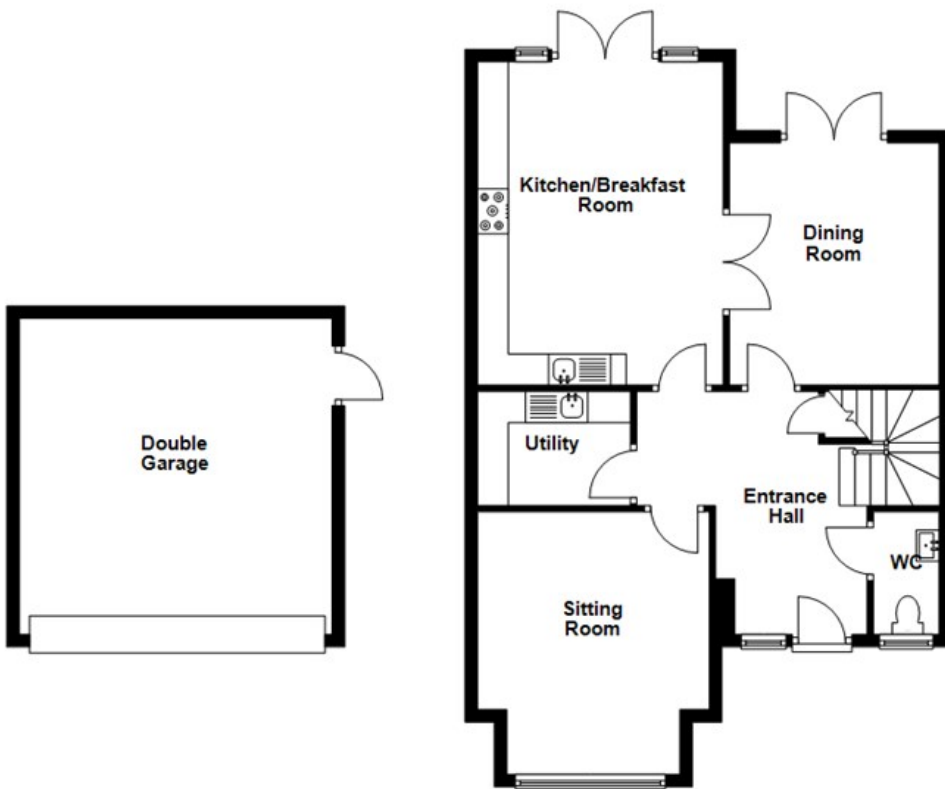




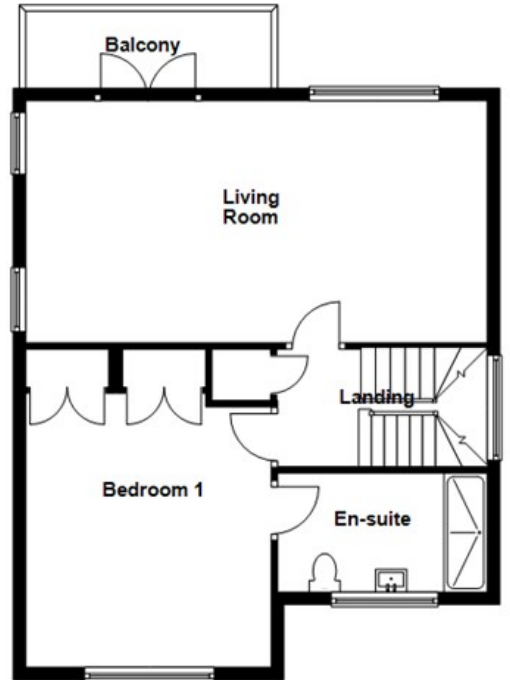


FLOOR PLANS ...

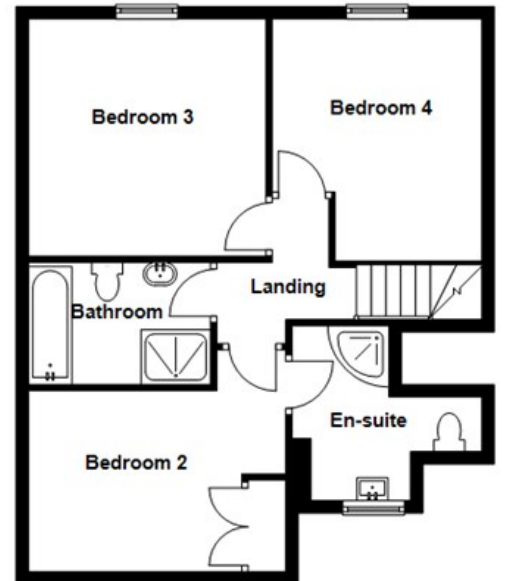
Ground Floor



First Floor



Second Floor



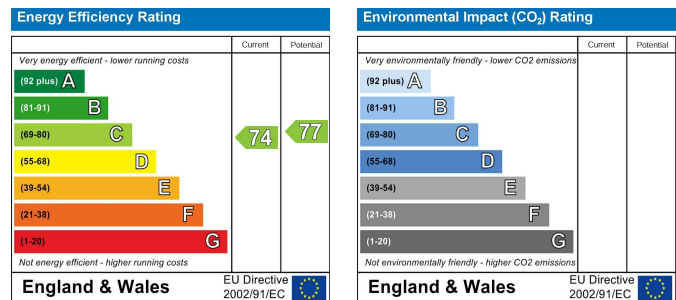
Total area: approx. 2365.6 sq. feet

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 over the English Bridge around the gyratory system into Coleham Head. Continue onto Belle Vue 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: F

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. Images may have been enhanced.

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.

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Lettings and Property Management

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Tel: 01743 272726 | Fax: 01743 360148

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

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Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)