

7 Melrose Drive, Shrewsbury, SY2 6QS

Shrewsbury & Country House Sales

MILLER EVANS



7 Melrose Drive, Shrewsbury, SY2 6QS

£650,000 Freehold

- Well appointed detached family home
- Set on extensive plot in quiet cul-de-sac position
- Lounge with bi-fold doors opening to superb family/dining room
- Kitchen, utility and cloakroom
- Ground floor bedroom with dressing area and en suite shower room with underfloor heating
- Second ground floor bedroom and bathroom with underfloor heating
- Three further bedrooms, on with en suite and bathroom to the first floor
- Garage and driveway providing ample parking. EV charging point.
- Large gardens
- Popular location close to amenities





A superior 2662sqft five bedroom detached family home set on an extensive plot. The accommodation is well planned and well proportioned and briefly comprises; entrance hall, lounge with bi-fold doors to an impressive family /dining room, kitchen/breakfast room, lobby with utility and cloakroom, ground floor bedroom with dressing area and en suite shower room, second bedroom and bathroom. To the first floor are three further good sized bedrooms, one with en suite shower room and additional bathroom. Extensive gardens and driveway providing ample parking and access to the garage. The property benefits from gas fired central heating with Nest thermostat controls and new flooring/carpets throughout.

The property is situated in a quiet cul-de-sac on the eastern fringe of Shrewsbury, offering a peaceful setting within reach of excellent local amenities, including shops and schools and the Shrewsbury by-pass with M54 link to the West Midlands.

















ENTRANCE HALL
8'5" x 19'0"

LOUNGE
17'10" x 12'10"
Bow window to the front
Bi-folding doors opening to:

FAMILY ROOM / DINING ROOM
22'2" x 12'10"
French doors to garden
Large window enjoying views over the garden

KITCHEN / BREAKFAST ROOM
14'10" x 15'5"
Fitted with a range of matching wall and base units

LOBBY
7'5" x 2'10"

UTILITY
4'6" x 9'4"

SEPARATE WC
3'11" x 6'2"
Wash hand basin, wc





MASTER BEDROOM
14'10" x 13'5"

DRESSING AREA
8'5" x 5'9"

EN SUITE SHOWER ROOM
8'8" x 3'10"
Shower cubicle, wash hand basin, wc, underfloor heating

BEDROOM 2
12'0" x 13'5"

BATHROOM
8'11" x 9'0"
Panelled Jacuzzi bath, shower cubicle, wash hand basin, wc, underfloor heating

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING with two store cupboards.

BEDROOM 3
15'10" x 11'8" (max)
Eaves store cupboard

EN SUITE SHOWER ROOM
9'4" x 3'10"
Shower cubicle, wash hand basin, wc

BEDROOM 4
16'7" x 14'1"

BEDROOM 5
8'5" x 12'10"
Two large eaves store cupboards

BATHROOM
11'3" x 7'1" (max)
Panelled bath, shower cubicle, wash hand basin, wc

GARDENS AND GROUNDS

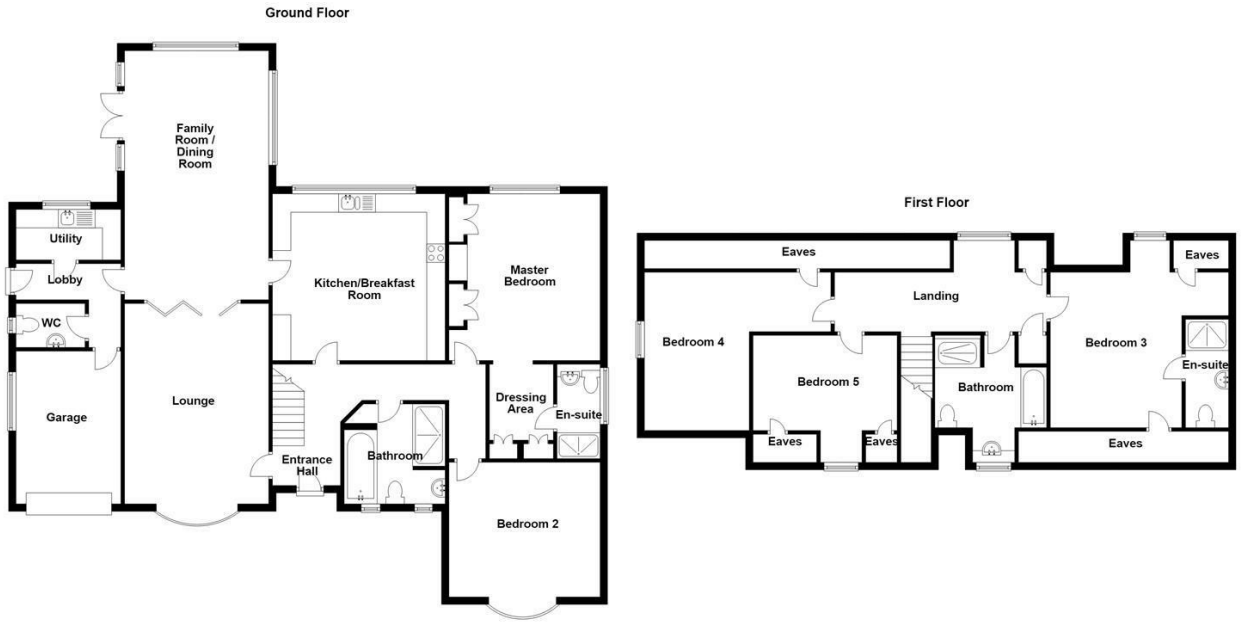
GARAGE
13'7" x 9'4"

The property is approached over a generous forecourt providing ample parking and access to the garage, flanked by lawned area with well stocked shrubbery beds and borders. EV Charging point.

Extensive rear garden laid mainly to lawn with a wide selection of shrub beds and mature trees and paved patio providing ideal seating/entertaining space. The garden is enclosed by mature hedging providing copious amounts of privacy.

HOW TO GET THERE

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate. Continue to the Column Island, taking the 3rd exit into Wenlock Road. After a short distance, turn right into Sutton Road. Continue the full length of Sutton Road, turning right into Melrose Drive. The property will be found at the end of the cul-de-sac.



Total area: approx. 2662.7 sq. feet

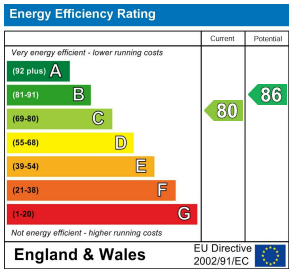
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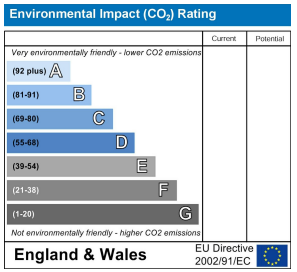
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Eagle House, 4 Barker Street,
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www.millerevans.co.uk | homes@millerevans.co.uk

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

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.

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 : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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