



17 Grangefields Road, Shrewsbury, SY3 9DD

Shrewsbury & Country House Sales

**MILLER
EVANS**



17 Grangefields Road, Shrewsbury, SY3 9DD

£575,000

Freehold

- Highly desirable location on the ever-popular western fringe of Shrewsbury
- Extended and improved semi-detached family home offering spacious and versatile accommodation
- Welcoming sitting room together with an impressive open-plan living area featuring a log burner
- Dining area and fitted kitchen complemented by a large utility room
- Four bedrooms, family bathroom and additional garden room/occasional bedroom five
- Generous driveway parking with electric vehicle charging point and attractive front shrubbery bed
- Superb south-west facing rear garden with lawn, established planting, entertaining terrace, pergola, built-in BBQ and additional sun patio



Occupying a highly sought-after position on the ever-popular western fringe of Shrewsbury, this impressive semi-detached family home has been significantly extended and thoughtfully improved to provide spacious, versatile and easy-flowing accommodation, ideally suited to modern family living. The property is exceptionally well presented throughout and has been carefully maintained by the current owners. The welcoming interior offers well-balanced accommodation with a practical yet stylish layout and benefits from gas-fired central heating and double glazing throughout.

A reception hall leads to a cloakroom/wet room, whilst the cosy sitting room provides an ideal retreat. A particular highlight of the property is the superb open-plan living space incorporating a comfortable living area with feature log burner, creating a wonderful focal point for both relaxing and entertaining. This space flows naturally into the dining area and fitted kitchen, which is complemented by a large utility room providing excellent additional storage and workspace.

To the rear of the property is a delightful garden room, offering flexible accommodation suitable for a variety of uses including a home office, playroom or occasional fifth bedroom.

On the first floor there are three well-proportioned bedrooms together with a modern family bathroom. A further staircase rises to the second floor where bedroom four enjoys a good degree of privacy, making it ideal for older children, guests, or home working.







ENTRANCE HALL
6'7" x 8'0"

CLOAKROOM / WET ROOM
6'11" x 4'9"

SITTING ROOM
12'0" x 10'10"

LIVING ROOM
13'0" x 10'10"

DINING AREA
8'8" x 10'10"

KITCHEN
13'9" x 7'9"

UTILITY
10'8" x 8'0"

FAMILY ROOM
18'0" x 8'0"

From the entrance hall, a STAIRCASE rises to a FIRST FLOOR LANDING



BEDROOM 1
12'0" x 10'10"

BEDROOM 2
13'0" x 10'10"

BEDROOM 3
8'2" x 8'0"

FAMILY BATHROOM
11'11" x 8'0"
Panelled bath, separate shower cubicle, wash hand basin, wc

From the first floor landing, STAIRCASE rises to:

BEDROOM 4
14'0" x 12'2"
Large eaves storage

GARDENS & GROUNDS

Generous forecourt providing parking with electric vehicle charging point.

The property enjoys a superb south-west facing rear garden, designed with both relaxation and entertaining in mind. Predominantly laid to lawn with established planting and mature borders, an excellent entertaining terrace with pergola and built-in BBQ area, together with an additional sun patio, providing ideal spaces for outdoor dining and social gatherings.

HOW TO GET THERE

Proceed south on the Roman Road and after a short distance turn right into Grange Road and shortly afterwards, right into Grangefields Road. After a further short distance the property will be found on the left hand side .



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			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.

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 : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

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FIND OUR PROPERTIES ON:



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