



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**3 Mytton Grove, Shrewsbury, SY3 8UF**

**Offers In The Region  
Of £420,000**

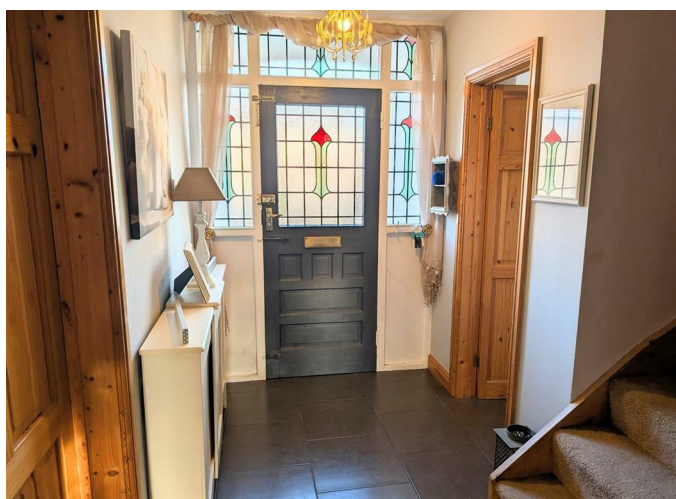
To view this property please call us on **01743 236 800** Ref: T7891/WM/KQ

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# A spacious, much improved and extended, five bedroom semi-detached house.

This five bedroom semi-detached house has been much improved and extended to provide spacious family accommodation briefly comprising; entrance hall, cloakroom, living room, garden room, kitchen/dining room, two bedrooms with en suite shower rooms, three further bedrooms and family bathroom. Single garage and parking. Attractive enclosed rear garden. The property benefits from gas fired central heating.

The property occupies a convenient cul-de-sac position, on this popular residential area, close to excellent local amenities, including shops, schools, the Royal Shrewsbury Hospital and on a frequent bus service to the town centre.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### LOUNGE

24'8" x 9'0" (7.52m x 2.74m)

Bay window to the front

Coal effect fire with surround and mantel

French doors to:

### GARDEN ROOM

8'6" x 5'11" (2.59m x 1.80m)

French doors to rear garden

Tiled floor

### KITCHEN / DINING ROOM

19'5" x 14'10" (5.92m x 4.52m)

Range of matching wall and base units

Wooden worktops over and Belfast sink

Integrated fridge freezer

Free standing Range style cooker

Tiled floor

Door to rear garden

Large understairs Pantry cupboard

From the entrance hall STAIRCASE rising to FIRST FLOOR LANDING with loft access.

### BEDROOM 1

16'0" x 8'11" (4.88m x 2.72m )

Window to the front

Wood effect flooring

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Tiled floor

### BEDROOM 2

11'2" x 8'10" (3.40m x 2.69m)

Wood effect flooring

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 3

11'2" x 11'1" (3.40m x 3.38m)

Cupboard housing gas fired central heating boiler

### BEDROOM 4

11'11" x 10'2" (3.63m x 3.10m)

### BEDROOM 5

8'0" x 6'5" (2.44m x 1.96m)

### BATHROOM

Shower cubicle

Panelled bath

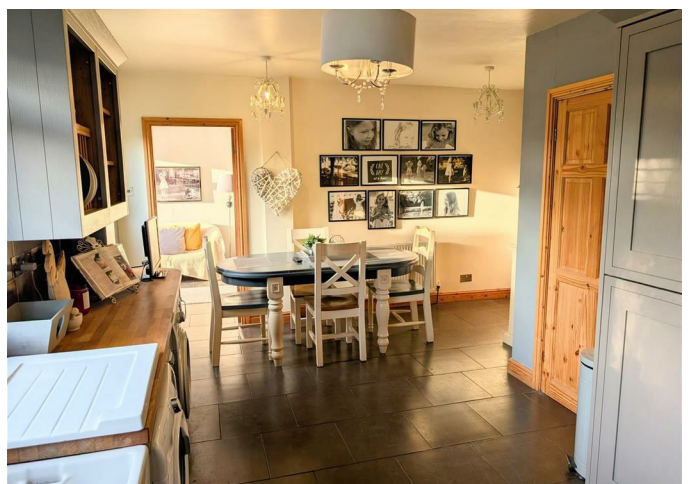
Wash hand basin, wc

## OUTSIDE THE PROPERTY

### SINGLE GARAGE

The property is approached over gravelled forecourt providing ample parking, with pathway to the reception area.

Enclosed REAR GARDEN laid mainly to lawn with paved patio area, raised shrub beds and borders.









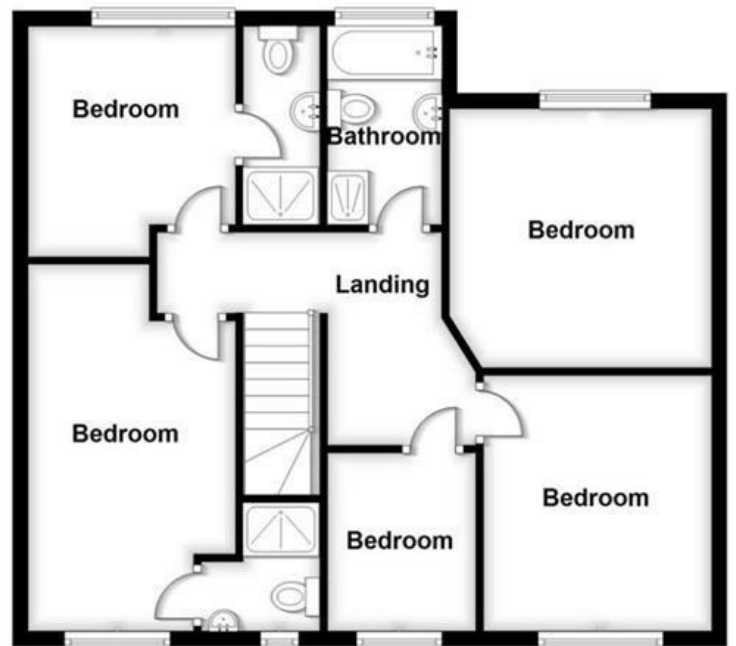
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FLOOR PLANS ...

Ground Floor



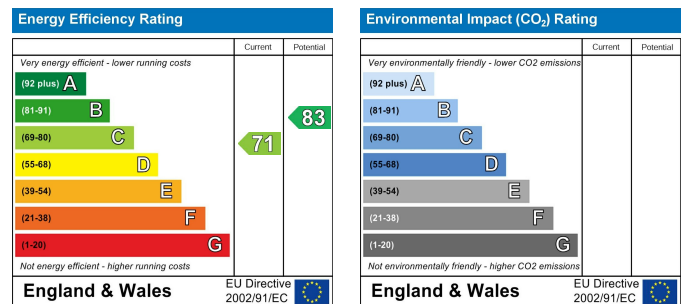
First Floor



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island and take the first exit into Copthorne Road. Continue the full length of Copthorne Road to the Mytton Oak traffic island and take the second exit into Mytton Oak Road. Take the second right onto Mytton Grove, where the property will be found.

## 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: D

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.

### 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.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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