MILLER EVANS

SHREWSBURY'S ESTATE AGENT

56 Grange Road, Shrewsbury, SY3 9DF

Offers in the Region of £580,000

To view this property please call us on **01743 236 800** Ref: T8117/SL/lrd

A mature and truly superior, spacious family residence, offering potential for modernisation and improvement, well placed in a highly sought after residential area on the west side of Shrewsbury.

The property offers well proportioned rooms which provide a solid base for updating and modernisation, and which can easily be adapted to provide a contemporary lifestyle whilst retaining much of the character of the house. The property benefits from gas-fired central heating and double glazing, a large garage, workshop and ample off street parking outside. Set on a generous plot, the house enjoys a well established and mature outdoor space that offers privacy, scope for landscaping or extension to the current accommodation. The extensive grounds are a real feature and set this property apart from many in the area.

The accommodation briefly comprising: entrance porch, entrance hall, living room, dining room, kitchen, conservatory, utility lobby, garage and workshop; four bedrooms and family bathroom. Driveway to the front, large enclosed garden.to the rear.

GLAZED ENTRANCE PORCH

ENTRANCE HALL
Cloaks cupboard

LIVING ROOM
16'8" x 11'0" (5.08m x 3.35m)
Window to the front
Fireplace
Double doors to the Conservatory

DINING ROOM
9'4" x 17'3" (2.85m x 5.25m)
Two windows to the rear
Fireplace
Double doors to:

CONSERVATORY
Double doors opening onto the rear patio and garden

KITCHEN
12'10" x 6'10" (3.90m x 2.08m)
Windows to the front and rear
Fitted with a range of wall and base units

GLAZED REAR LOBBY

UTILITY LOBBY & WC
16'11" x 4'6" (5.15m x 1.38m)
Two windows to the side

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1
13'5" x 11'0" (4.10m x 3.35m)
Window to the rear

BEDROOM 2
13'5" x 9'11" (4.10m x 3.02m)
Window to the rear

BEDROOM 3
9'3" x 6'10" (2.81m x 2.09m)
Window to the rear

OCCASIONAL BEDROOM 4
12'2" x 13'9" (3.71m x 4.18m)
Window to the side
Under eves storage

BATHROOM
Window to the rear
Panelled bath and pedestal wash hand basin
Airing cupboard

SEPARATE WC

OUTSIDE THE PROPERTY

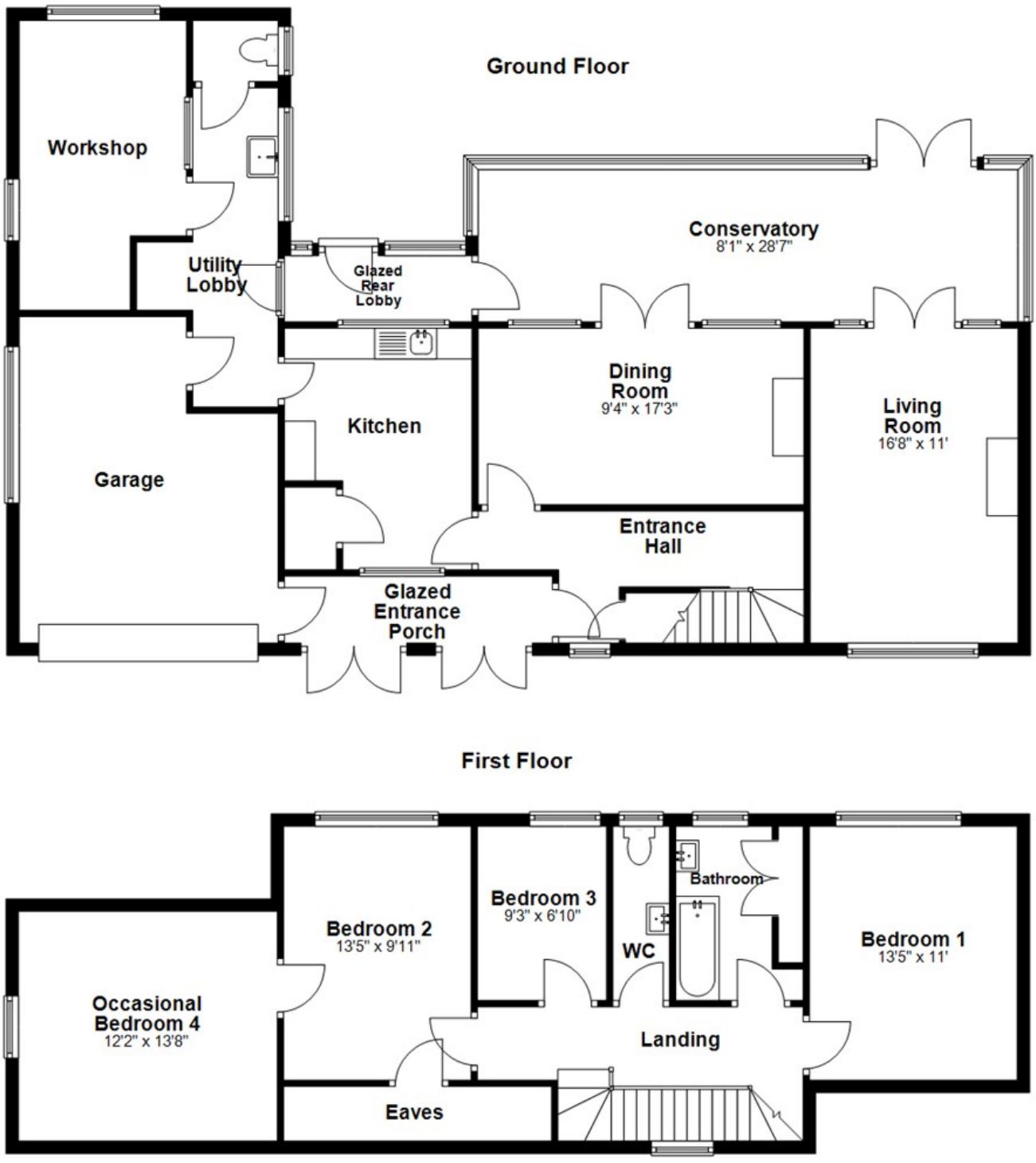
GARAGE
Window to the side
Up and over door

WORKSHOP
Windows to the side and rear

To the front, the property is set back from the road by a gravelled forecourt serving the garage and entrance.

To the rear, there is a mature, enclosed garden with a variety of trees and shrubs and offering considerable privacy.

FLOOR PLANS ...



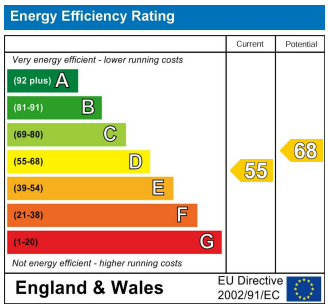
Total area: approx. 2056.0 sq. feet

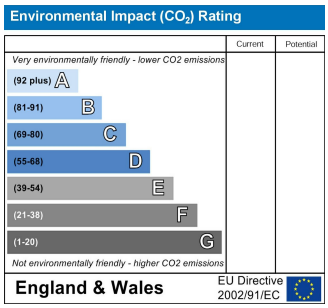
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island. Take the first exit into Copthorne Road. Continue along Copthorne Road for some distance, eventually turning left into Pengwern Road. Continue along Pengwern Road and turn right to Porthill Road. Continue the full length of Porthill Road and at the traffic island, turn left into Roman Road. Continue along Roman Road passing Shrewsbury School on the left hand side and after a further distance, turn right into Grange Road. Continue along Grange Road and the property 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: E

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.

FIND OUR PROPERTIES ON: OnTheMarket.com rightmove.co.uk The UK's number one property website

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

THE GUILD OF PROFESSIONAL ESTATE AGENTS

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

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones