MILLER EVANS

SHREWSBURY'S ESTATE AGENT

11 Capel Close, The Mount, Shrewsbury, SY3 8BZ

£495,000 Asking

To view this property please call us on **01743 236 800** Ref: T7678/SL/lrd

A particularly well appointed and well maintained superior, four bedroomed, detached house, situated in a cul-de-sac position with woodland to the rear.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is presented, by the current owners, to an exacting standard. The property benefits from full gas fired central heating and double glazing and briefly comprises: entrance hall, study, wc, living room, kitchen/dining room on the ground floor; master bedroom with en-suite, three further bedrooms and family bathroom on the first floor. Outside the property has a good sized private garden, garage, parking and woodland to the rear.

The property is situated in a secluded cul-de-sac position in this small, well established residential development on the western fringe of Shrewsbury, well placed within reach of excellent amenities including shops, schools and frequent bus service to the town centre of Shrewsbury, with its many fashionable bars, boutiques, shops, Theatre Severn, Quarry Park and Dingle Gardens and the Shrewsbury railway station. The property is also well placed within easy reach of the Shrewsbury bypass which allows ease of access for the M54 motorway link to the West Midlands.

INSIDE THE PROPERTY

ENTRANCE CANOPY
Panelled and part glazed door to:

ENTRANCE HALL
Under stairs store cupboard

CLOAKROOM
WC and wash hand basin

LIVING ROOM
15'3" x 11'0" (4.65m x 3.35m)
A pleasant room with bay window overlooking the garden and reception area to the front

STUDY
8'7" x 5'8" (2.62m x 1.73m)
Window with similar views to the living room

OPEN-PLAN KITCHEN / DINING ROOM

DINING AREA
14'3" x 9'11" (4.34m x 3.02m)
Glazed French doors with side screens opening onto the rear garden

KITCHEN AREA
11'8" x 10'5" (3.56m x 3.18m)
Neatly appointed and fitted with a range of matching units and integrated appliances

UTILITY ROOM
5'6" x 5'8" (1.68m x 1.73m)

STAIRCASE rises from the entrance hall to FIRST FLOOR LANDING with access to roof space

MASTER BEDROOM
14'10" x 12'5" (4.51m x 3.78m)
Window to front
Range of built in wardrobes with mirror fronted sliding doors

EN-SUITE SHOWER ROOM
Large walk-in shower
Wash hand basin
WC low type flush

BEDROOM 2
8'6" x 12'5" (2.59m x 3.78m)
Window to rear

BEDROOM 3
10'6" x 8'10" (3.21m x 2.69m)
Window to rear

BEDROOM 4
8'7" x 8'10" (2.62m x 2.69m)
Window to front

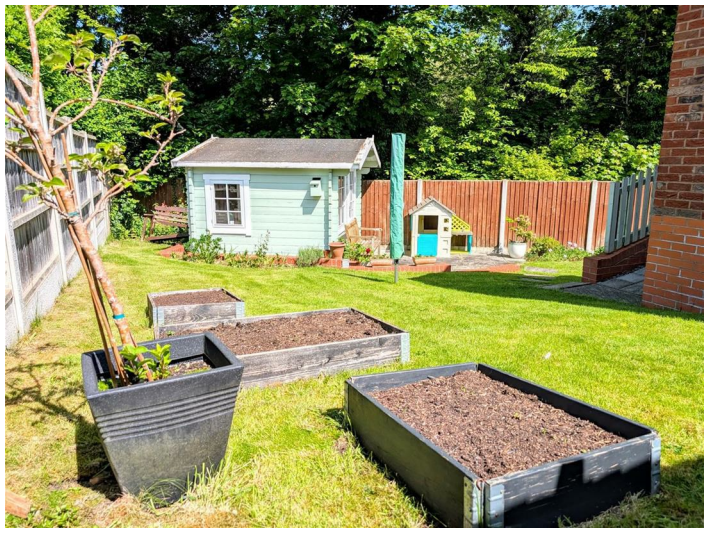
FAMILY BATHROOM
Panelled bath with shower over
Wash hand basin
WC low type flush
Airing cupboard enclosing hot water cylinder, with slatted shelving

OUTSIDE THE PROPERTY

GARAGE
Up and over door.

To the front, the property is set back from the road by an open plan forecourt which is laid to lawn with a floral border and approached over a brick paved driveway. The driveway provides ample parking, serving the GARAGE and a pathway to the front reception area.

There is an attractive, landscaped private REAR GARDEN with a raised patio and terrace, providing an ideal entertaining space with outside lighting, formal steps and ramp with gateway access to a lower level, laid predominantly to lawn with rose and floral borders and a further paved terrace. The garden is enclosed on all sides by closely boarded wooden fencing with an established woodland area adjacent to the rear boundary, the whole being neatly kept and well maintained.



FLOOR PLANS ...

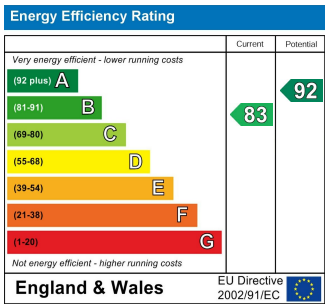
Total area: approx. 1364.8 sq. feet

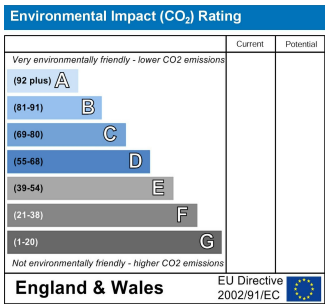
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto The Mount and continue the full length of The Mount. Before the traffic lights, turn right into Ingleby Way. Continue along Ingleby Way for some distance and turn right into Capel Close, where the property will be found towards the bottom of the cul-de-sac on the left hand side with the wooded area to the rear.

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.

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

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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