



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 Eldon Drive, Shrewsbury SY3 8YD

£395,000 Region

To view this property please call us on **01743 236 800** Ref: T7967/SL/MU

A truly immaculate, well appointed and improved, detached, 3 bedroomed family house situated in a cul-de-sac position on the ever popular western fringe of Shrewsbury.

The property is presented throughout to an exacting standard and has been much improved and extended by the current owner to provide well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from full gas-fired central heating and double glazing.

Situated in a pleasant and enviable cul-de-sac position on this small and popular residential development on the western fringe of Shrewsbury, well placed within reach of excellent amenities including local shops, popular schools in both the state and private sector, the Royal Shrewsbury Hospital, the town centre is within easy reach with all its fashionable bars and restaurants, Theatre Severn, the Shrewsbury Railway station, Quarry Park and Dingle Gardens and is also ideally placed for easy reach to the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

SPACIOUS ENTRANCE HALL

CLOAKROOM/WC

WC low type flush
Wash hand basin.

LIVING ROOM

21'6" x 10'6" (6.55m x 3.20m)

A pleasant room with bow window overlooking the garden and formal reception area to the front
Attractive feature fireplace
Glazed double doors with side screens to :

PARTICULARLY ATTRACTIVE GARDEN ROOM/FAMILY ROOM

With picture windows overlooking the garden and glazed French doors allowing access to the garden.

DINING ROOM

10'4" x 11'3" (3.15m x 3.43m)

KITCHEN

10'3" x 8'4" (3.12m x 2.53m)

Neatly appointed and fitted with a range of matching modern units.

UTILITY ROOM

5'8" x 4'8" (1.72m x 1.41m)

Fitted with matching units.

From the dining room a STAIRCASE with handrail and balustrade rises to a FIRST FLOOR LANDING Airing cupboard enclosing insulated cylinder. Separate wc low type flush.

BEDROOM 1

11'5" x 10'6" (3.48m x 3.20m)

Built in wardrobe.

BEDROOM 2

14'0" x 8'1" (4.27m x 2.47m)

Built in wardrobe.

BEDROOM 3

9'2" x 7'7" (2.79m x 2.30m)

BATHROOM

Neatly appointed with a modern panelled bath with shower
Hand basin
wc low type flush.

OUTSIDE THE PROPERTY

GARAGE

Up and over door, concrete floor and personal door to the side allowing access to the rear garden.

TO THE FRONT the property is set back from the road by a neatly kept forecourt which is laid to lawn and approached over a wide brick paved drive and forecourt providing parking serving the garage and the formal reception area.

A door to the side allows access to a side passage leading to the neatly kept REAR GARDEN which is served by a paved pathway and is laid predominantly to lawn with neatly kept shrubs and trees. The whole well enclosed on all sides.



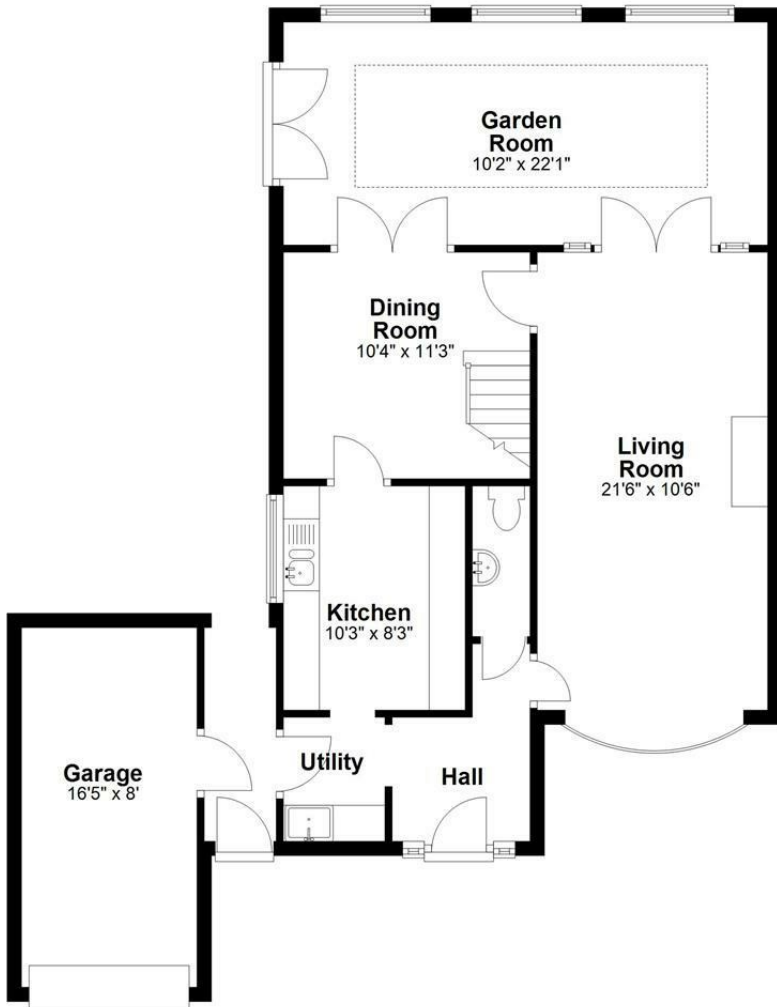




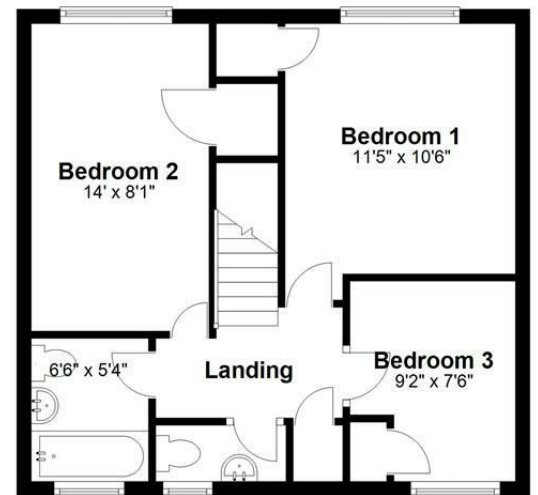


FLOOR PLANS ...

Ground Floor



First Floor

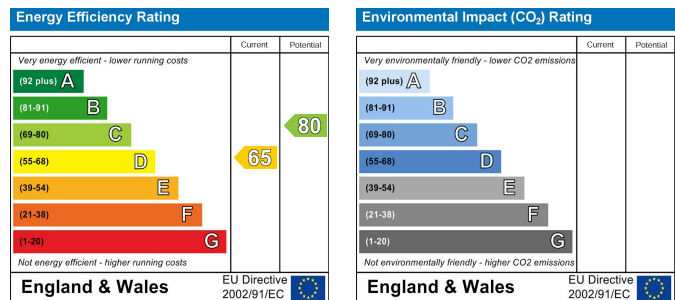


Total area: approx. 1400.0 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island and take the second exit onto The Mount and continue for some distance eventually turning left into Thornhill Road. Continue to the top of Thornhill Road turning right into Copthorne Park and right into Eldon Drive and the property will be found on the left 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: 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



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