



5 Six Acres, Shrewsbury, SY3 6AF

Shrewsbury & Country House Sales

**MILLER
EVANS**



5 Six Acres, Shrewsbury, SY3 6AF

£325,000

Freehold

- Detached family home, set in the sought after area of Six Acres, Radbrook
- Would benefit from some modernisation
- Entrance porch, entrance hall, wc living room, dining room, kitchen
- Four bedrooms, shower room and bathroom
- Large single garage and driveway parking
- Neatly kept gardens to the front and rear
- Desirable, established residential area, close to excellent amenities



A four bedroomed, detached family home, which would benefit from some modernisation, set in the sought after location of Six Acres. The accommodation briefly comprises: entrance porch, spacious entrance hall, wc, living room, dining room, kitchen, four bedrooms, shower room and family bathroom. Large garage, driveway and parking to the front and neatly kept enclosed garden to the rear. The property also benefits from gas fired central heating.

Occupying a prime position within Radbrook, one of Shrewsbury's most established and desirable residential districts, Six Acres combines a quiet family environment with excellent accessibility to the county town's extensive amenities, renowned schooling and transport links.







ENTRANCE PORCH
3'8" x 8'5"

ENTRANCE HALL
6'7" x 5'8"

WC
3'0" x 6'9"
Wash hand basin and wc

LIVING ROOM
15'10" x 11'9"
Bay window to the front and feature fireplace

DINING ROOM
10'10" x 9'1"

KITCHEN
14'2" x 8'5"
Fitted with a range of matching wall and base units; integrated oven and hob

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING



BEDROOM 1
10'11" x 10'11"
Window to the front
Sliding doors to:

SHOWER ROOM
5'0" x 4'3"
(in need of modernisation)

BEDROOM 2
10'8" x 9'10"
Window to the rear and fitted wardrobes

BEDROOM 3
7'0" x 8'0"
Window to the rear

BEDROOM 4
7'11" x 6'9"
Window to the front



FAMILY BATHROOM

6'9" x 7'2"

Panelled bath, wash hand basin and wc

GARDENS & GROUNDS

GARAGE

34'3" x 8'7"

The property is approached over a spacious driveway providing ample room for parking, floral borders and an area laid to lawn. Access to the large single garage.

Gated side access leads to a neatly kept landscaped rear garden, with an area predominantly laid to lawn and paved patio area, perfect for outside entertaining. The garden is enclosed on all sides by wooden fencing and mature hedging with floral and shrubbery borders completing the picture.

HOW TO GET THERE

The property is best approached out of Shrewsbury along Radbrook Road. At the second island, turn left into Bank Farm Road. Continue for some distance, passing the shops and after a further distance, turn left into Six Acres. Continue for a short distance and 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				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.

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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

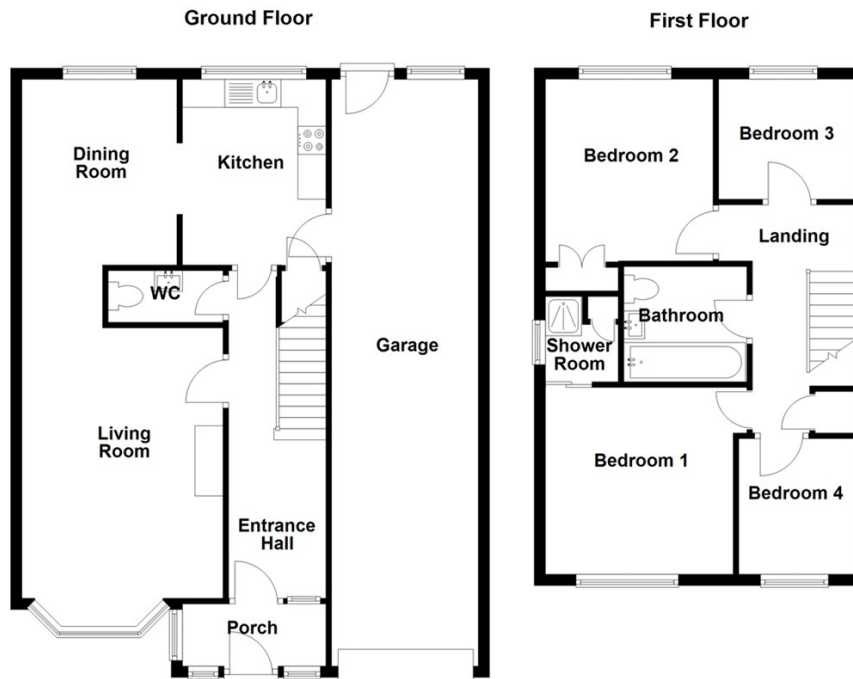
We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : D

LOCAL AUTHORITIES

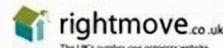
Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

**MILLER
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Total area: approx. 1405.0 sq. feet

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