



12 Toronto Avenue, Shrewsbury, SY3 8GB

Shrewsbury & Country House Sales

**MILLER
EVANS**



12 Toronto Avenue, Shrewsbury, SY3 8GB

£375,000

Freehold

- Immaculately presented modern double fronted detached family home
- Master bedroom with en suite shower room
- Three further bedrooms and family bathroom
- Spacious living room and cloakroom
- Modern kitchen/dining room with integrated appliances, utility
- Enclosed rear garden
- Garage and parking
- Popular and convenient location close to excellent amenities



A well-presented and well-maintained detached double-fronted family home, situated on a popular residential development on the western fringe of Shrewsbury. The accommodation briefly comprises: entrance hall, cloakroom, spacious lounge, modern kitchen/dining room, and utility room. To the first floor there is a master bedroom with en-suite shower room, three further bedrooms, and a family bathroom. Outside, the property benefits from a well-stocked garden with a number of specimen trees providing a good degree of privacy. There is also a garage and ample driveway parking. Further features include gas central heating and double glazing throughout.

The property is ideally located close to well-regarded schools, including catchment for The Priory School, Royal Shrewsbury Hospital, regular bus services to the town centre, and offers easy access to major transport links.







ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

22'0" x 11'0"

KITCHEN / DINING ROOM

22'0" x 12'0"

UTILITY

4'9" x 8'11"

STAIRCASE rising from the entrance hall to **FIRST FLOOR LANDING**

BEDROOM 1

12'10" x 11'4"

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 2

13'4" x 11'0"

BEDROOM 3

8'11" x 12'6"

BEDROOM 4

8'4" x 11'0"

BATHROOM

Panelled bath

Wash hand basin, wc

GARDENS AND GROUNDS

GARAGE

EV car charging point.

Well stocked, enclosed rear garden laid to lawn with paved patio area, there are a number of specimen trees providing a good degree of privacy.

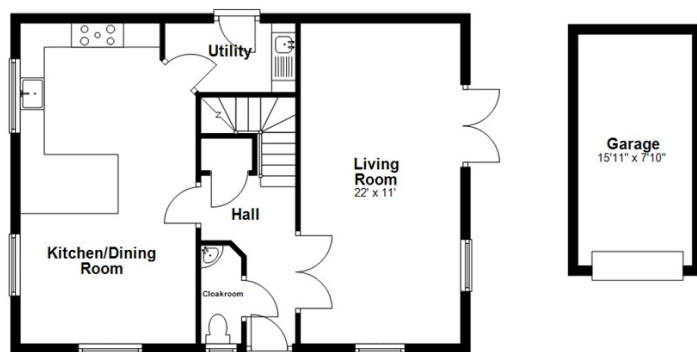
Note: This property may be subject to additional management service charges.



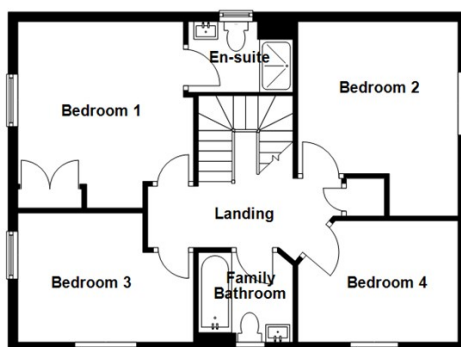
HOW TO GET THERE

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the second exit onto Copthorne Road and continue to the Mytton Oak Island. Take the second exit and continue along Mytton Oak Road. At the next island, turn left onto Toronto Avenue, where the property will be found on the right hand side.

Ground Floor



First Floor



Total area: approx. 1433.1 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

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.

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.

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 with your decision to move.

SERVICES

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

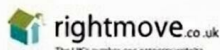
Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

**MILLER
EVANS**

FIND OUR PROPERTIES ON:



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Shrewsbury SY1 1QJ
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