



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Plot 30, Mulberry, Mytton Oak Manor, Shrewsbury,  
SY3 5RT**

**Offers in the Region  
of £340,000**

To view this property please call us on **01743 236 800** Ref:

The Mulberry is a stylish three-bedroom semi-detached home from our Legacy Collection. The Mulberry features a spacious living room, a modern kitchen/dining area with a bay window, a WC, and a utility cupboard on the ground floor. French doors from the living room open onto the rear garden, enhancing indoor-outdoor living.

Upstairs offers three bedrooms. Bedroom one is generously sized with a luxurious en-suite, there are two additional bedrooms on this floor, and a family bathroom.

The layout provides practical storage and a comfortable flow throughout, ideal for everyday living.

The Mulberry comes with a large driveway suitable for two cars and an EV charging point.

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## FLOOR PLANS



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**ENTRANCE HALL**

**CLOAKROOM**

**KITCHEN / DINING ROOM**

11'6" x 11'2" (3.51m x 3.40m)

**LIVING ROOM**

17'5" x 11'0" (5.31m x 3.35m)

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING

**BEDROOM 1**

12'4" x 11'5" (3.76m x 3.48m)

**BEDROOM 2**

11'4" x 10'0" (3.45m x 3.05m)

**BEDROOM 3**

11'8" x 6'11" (3.56m x 2.11m)

**FAMILY BATHROOM**

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## HOW TO FIND THIS PROPERTY

What3words: <https://w3w.co/spare.kidney.portfolio>

## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

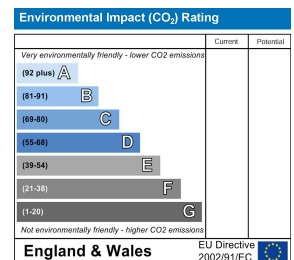
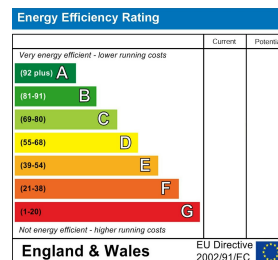
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band:

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:



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



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

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