

2 Shelton Road, Shrewsbury, SY3 8SS

Shrewsbury & Country House Sales

MILLER EVANS



2 Shelton Road, Shrewsbury, SY3 8SS

£550,000 Freehold

- A truly immaculate detached three bedroom family home
- Two reception rooms, kitchen and utility with cloakroom
- Three bedrooms and bathroom
- Garage with adjoining workshop and driveway providing ample parking
- Well stocked enclosed rear garden
- Popular and highly desirable location close to excellent amenities and the nearby town centre





A truly immaculate and exceptionally well appointed and maintained, mature, detached, three bedroom family house.

The property is presented throughout to an exacting standard and provides well planned and well proportioned accommodation with rooms of pleasing dimensions, briefly comprising; entrance hall, lounge, dining room, kitchen, utility, cloakroom, three bedrooms and bathroom with separate wc.
The property benefits from full gas fired central heating and double glazing, together with a good sized brick and tile built single garage with an adjoining workshop/dry store. Well stocked enclosed rear garden.

The property is situated in this popular and highly desirable residential area, well placed within easy reach of excellent schools, including the revered Shrewsbury School, local shops, the nearby town centre and well placed within reach of the Shrewsbury by-pass with the M54 link to the West Midlands.













SPACIOUS ENTRANCE HALL
16'4" x 6'4"

LOUNGE
13'4" x 12'11"
A pleasant room with fireplace with surround and mantel and inset living flame coal effect gas fire
Bay window to the front and bi-fold doors to the garden

DINING ROOM
13'0" x 13'0"
Fireplace with surround and mantel and inset living flame coal effect gas fire
Bay window enjoying similar views to the lounge

KITCHEN
12'4" x 12'5"
Superbly appointed and fitted with a range of Bespoke reclaimed pine units with granite working surface
Tiled recess housing Aga gas fired stove with two ovens and two hot plates
Walk in larder cupboard
Access to:

UTILITY
Door to garden

CLOAKROOM
Wash hand basin, wc

Staircase rising from the entrance hall to First Floor Landing

BEDROOM 1
13'0" x 12'11"

BEDROOM 2
13'0" x 12'10"

BEDROOM 3
10'4" x 8'8"

BATHROOM
5'9" x 6'4"

SEPARATE WC







GARDENS AND GROUNDS

DETACHED BRICK BUILT GARAGE

The property is divided from Shelton Road by an ornamental stone wall and is approached through a pillared entrance with double ornamental wrought iron gates with a tarmacadam drive providing ample parking and serving the garage to the side. The pathway extends to the front of the property serving the formal reception area with a neatly kept forecourt, which is laid to lawn with a selection of shrubs and a gravelled edge trims the perimeter of the lawn.

Access on both sides of the property to the equally neatly kept REAR GARDEN with an ornamental paved patio, together with gravelled and paved pathways, serving a neatly kept formal lawn with raised shrubbery borders. The whole well enclosed on all sides by closely boarded wooden fencing together with neatly kept and established evergreens.

HOW TO GET THERE

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island, taking the first exit into Copthorne Road. Continue for a short distance and turn left on to Pengwern Road at the bottom of Pengwern Road turn right on to Porthill Road. Continue to the Porthill traffic island and take the 3rd exit into Shelton Road and the property will be found after a short distance on the right hand side.



Total area: approx. 1309.1 sq. feet

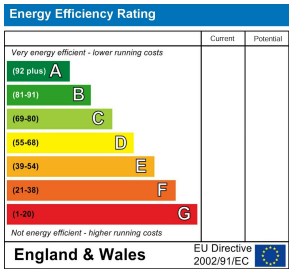
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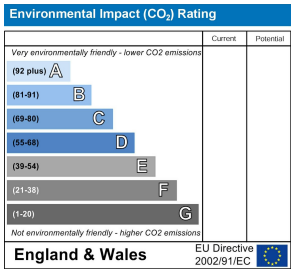
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IMPORTANT NOTICE

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, Abbey Foregate, Shrewsbury SY1 6ND

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